



Town of Lancaster

TOWN PLANNING BOARD

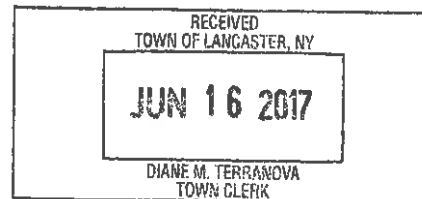
21 Central Avenue
LANCASTER, NEW YORK 14086

427

June 7, 2017

Planning Board Members:

Neil Connelly, Chairman
Rebecca Anderson
Anthony Gorski
Joseph Keefe
Lawrence Korzeniewski
Kristin McCracken
Melvin Szymanski



Town Board Members:

Johanna Coleman, Supervisor
John M. Abraham, Jr.
Dawn Gaczewski
Ronald Ruffino, Sr.
Matthew Walter

Engineering Consultant:

Robert Harris, Wm. Schutt & Associates

Town Attorney:

Kevin E. Loftus

Town Highway Superintendent:

Daniel J. Amatura

Building & Zoning Inspector:

Matthew Fischione

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held June 7, 2017. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Neil R. Connelly
Planning Board Chairman

NRC:cm

Encl.

A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the 7th day of June 2017 at 7:00 P.M. and there were present:

PRESENT: Neil Connelly, Chairman
Rebecca Anderson, Member
Anthony Gorski, Member
Joseph Keefe, Member
Lawrence Korzeniewski, Member
Kristin McCracken, Member
Melvin Szymanski, Member

EXCUSED: None

ABSENT: None

ALSO PRESENT: None

Town Board Members: John M. Abraham, Jr.

Other Elected Officials: None

Town Staff: Robert Harris, Engineering Consultant-Wm. Schutt & Assoc.
Kevin Loftus, Town Attorney
Matthew Fischione, Code Enforcement Officer
Cynthia Maciejewski, Recording Secretary

Meeting called to order by Chair Connelly at 7:00 P.M.

Pledge of Allegiance led by Robert Harris.

Minutes - A motion was made by Kristin McCracken to approve the minutes from the May 17, 2017 Planning Board Meeting. Motion seconded by Melvin Szymanski and unanimously carried.

Town of Lancaster Planning Board
Communications-June 7, 2017

- 6.07.01 Notice of SEQR review to be held 6/05/17.
- 6.07.02 SEQR response dated 5/17/17 from EC DPW regarding 5680 Broadway.
- 6.07.03 SEQR response dated 5/22/17 from EC Department of Sewerage Management regarding 5464 Genesee St., Giorgio's Limo.
- 6.07.04 SEQR response dated 5/24/17 from EC DPW regarding 455 Pleasant View, 3 lot subdivision.
- 6.07.05 SEQR response dated 5/24/17 from EC DPW regarding 5464 Genesee St., Giorgio's Limo.
- 6.07.06 SEQR response dated 5/22/17 from EC Department of Environment and Planning regarding 5464 Genesee St., Giorgio's Limo.
- 6.07.07 SEQR response dated 5/26/17 from EC DPW regarding Townhouse development Como Park Blvd. and Penora.
- 6.07.08 Letter dated 5/31/17 from Robert Harris, Town Engineer, with comments regarding BVC Medical Office, 6337 Transit Rd.
- 6.07.09 Letter dated 5/31/17 from Robert Harris, Town Engineer, with comments regarding Business Accelerator, Lancaster Parkway.
- 6.07.10 Letter dated 5/22/17 from Dino Zack, 110 Peppermint Rd., voicing concerns and indicating multiple issues with the ongoing activities taking place at 31 Peppermint Rd. (PM Peppermint Inc.)
- 6.07.11 Copy of resolution adopted by Town Board on 5/15/17 approving site plan for building addition to Joe Basil Chevrolet Truck Center, 5111 Transit Rd.
- 6.07.12 Copy of resolution adopted by Town Board on 5/15/17 approving site plan for proposed addition for vehicle use and driveway at 3981 Walden Ave., Superior Pallets.

- 6.07.13 Minutes of MRC meeting of 5/15/17.
- 6.07.14 Copy of resolution adopted by Town Board on 5/15/17 approving site plan for Up State Tower located at Mohawk Place.
- 6.07.15 Copy of resolution adopted by Town Board on 5/15/17 granting a Special Use Permit for truck repair shop and small office at Autowave, Inc., 1033 Ransom Rd.
- 6.07.16 Notice of public hearing to be held 6/05/17 for rezone petition at Wehrle Dr., Angry Buffalo.
- 6.07.17 Notice of public hearing to be held 6/05/17 for rezone petition for Como Park Blvd. at Penora.
- 6.07.18 Notice of public hearing to be held 6/05/17 for rezone petition for 5680 Broadway.
- 6.07.19 Phone call from Dan DeAngelis, Gale Dr. to Neil Connelly, Planning Board Chair, expressing concern that a cut through may be in the works to connect a new patio home development to Gale Dr.
- 6.07.20 Memo dated 6/5/17 from Mark Lubera, Park Crew Chief, with comments regarding Small Business Accelerator Facility, Lancaster Pkwy.
- 6.07.21 Memo dated 6/5/17 from Mark Lubera, Park Crew Chief, with comments regarding Angry Buffalo, 2753 Wehrle Dr.

SITE PLAN REVIEW-PROJECT #1686 BUFFALO VASCULAR (BVC) LOCATED AT 6337 TRANSIT ROAD. PAVED PARKING LOT EXPANSION OF 4,200 SQ. FT. TO REHM ROAD.

Andy Marino of Tredo Engineers presented a revised site plan that removes 6335 Transit Road from the project site. 6335 and 6337 Transit Road are owned by the applicant and remain separate parcels. Mr. Marino felt that this plan provided a nominal amount of retention area and did include landscaping. The general layout and spacing of the project has remained unchanged.

Driveway-The applicant plans on using the exit to the Benderson driveway behind the building. If the use of the Benderson driveway was blocked, the applicant would still have the Transit Road entrance. The Town cannot stop Benderson from blocking the use of their driveway.

Engineering-A response to Mr. Harris's comments was received today at 4p.m., therefore a full review of the response is not complete. Some of Mr. Harris's comments were addressed in the response. The run off and retention does need to be reviewed but Mr. Harris was glad to see it included on the plan.

6335 Transit Road-Even though this parcel is no longer a part of this project, it was questioned why the dilapidated building still remains. Violations were sent in 2013 for the dwelling and no progress on

maintaining it has been made. Mr. Marino was not able to answer why the dwelling has not been removed.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Kristin McCracken to table the project pending review by the Code Enforcement Officer and Town Engineer until the next Planning Board meeting. Motion seconded by Joseph Keefe.

Roll call as follows:

Chairman Connelly-Yes

Lawrence Korzeniewski-Yes

Rebecca Anderson-Yes

Kristin McCracken-Yes

Anthony Gorski-Yes

Melvin Szymanski-Yes

Joseph Keefe-Yes

Motion carried.

CONCEPT PLAN-6006 BROADWAY (SBL #116-2-10.31) WEST OF PAVEMENT ROAD, ON THE NORTH SIDE OF BROADWAY. CONSTRUCTION OF 20 APARTMENT UNITS IN TWO BUILDINGS PLUS DETACHED GARAGES.

Mike Metzger of Metzger Civil Engineering Inc. presented the project that is currently zoned RCO-Residential Commercial Office and MFR-3-Multi Family Residential-3. The property would need a rezone to MFR-4 to provide the 20 @ 2 bedroom apartments and 20 detached garages. There are other multi-family developments in the area. There will be one entrance/exit for these apartments.

Utilities-Sewer and water lines run along the west side of the property from Colonial Meadows and the applicant will work with the owners of Colonial Meadows in regard to the lines.

Area Variance- An area variance is needed to reduce the required side setback from 45' to 5' dictated by the building height. The area variance will be difficult and is up to the Zoning Board of Appeals.

Easement-An easement has been granted along the east side of the property from the owners of Colonial Meadows for the use of parking. By code, the parking provided for a project must be on the same parcel as the project. The land on which the easement is, cannot be developed or sold due to mortgage commitments. Until the mortgage is satisfied, the property could not be transferred. The easement area will be kept green and Mr. Metzger stated that the parking easement does not revert or cancel if not used for parking.

Apartments-The apartments do not have room for patios, porches or balconies due to the 5' setback to the east property line. The apartments will be two story with vinyl siding and shingled roofs.

Garages-The garages will be along the west side of the property and have a 10' opening in between the two buildings. This opening may be reduced to push the garages back so that they do not sit forward of the apartments. There will be green space behind the garages.

Engineering-A detention basin is located in the front of the development and where there is space for the green infrastructure is questionable. The site is very full and a sand filter is an option or scaling back may be necessary.

These apartments are rentals and do sit down wind of Good Earth which has posed a nuisance in the past in regards to the smell of their business.

No action to be taken at this time.

SITE PLAN REVIEW-PROJECT #1519 ANGRY BUFFALO LOCATED AT 2753 WEHRLE DRIVE. 26,400 SQ.FT. BUILDING FOR FLAG FOOTBALL GAMES.

Mike Metzger of Metzger Civil Engineering, Inc. and Joe David, Owner were last in front of the Planning Board on May 3, 2017.

Lighting-Pack lights and security lighting will be mounted to the corners of the building and over the doorways. The lights will be directed downward and have shields installed.

Entrance-Entrances for the employees and the public and overhead doors are now shown on the plan.

Landscaping-There will be a landscaped buffer to stop customers from walking through to Larkspur Acres.

Public Hearing-On 6/5/17 a public hearing was held and there were no issues. The only comment was regarding the past parking of customers on Wehrle Drive which will now be restricted by the Erie County Sheriff's Department.

SEQR-The SEQR needs to be finalized.

Engineering- The construction of the wells need to be conditioned in case they do not meet the required capacity. The wells are located on the south edge of the building and the grade of the land flows toward the wetlands.

Parking-During the car shows, the show cars are parked on the lawn. A computation of the required parking spaces for the activities conducted on the property is necessary.

Deed restriction-There are businesses allowed in GB-General Business zoning which the Planning Board would not want to see operated on this site. Therefore a deed restriction will be placed on the approval to limit the businesses allowed. If the property was sold the deed restriction would need to be disclosed.

Rezone-The Rezone and Site Plan will be approved together by the Town Board. The rezone was necessary to make this a conforming site plan. This site has operated illegally since day one and was never put through an approval process. It just evolved.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Lawrence Korzeniewski to recommend approval to the Town Board with the following conditions:

1. Address Storm Water for well capacity.
2. Computation of required parking spaces required for all activities conducted on site.
3. Special Use Permits for exterior activities
4. Deed restrictions on the use and type of stores that will not be allowed to operate:
 - A. Department store/supermarket
 - B. Variety store
 - C. Household fixture and appliance sales and/or services
 - D. Hardware, plumbing, home improvement sales/or services
 - E. Motels and hotels
 - F. Big box retailer

Motion seconded by Melvin Szymanski

Roll call as follows:

Chairman Connelly-Yes
Rebecca Anderson-No
Anthony Gorski-Yes
Joseph Keefe-Yes

Lawrence Korzeniewski-Yes
Kristin McCracken-Yes
Melvin Szymanski-Yes

Motion carried.

SITE PLAN REVIEW-PROJECT #3967 SMALL BUSINESS ACCELERATOR FACILITY. LOCATED AT SBL #94.00-3-32.11, LANCASTER PARKWAY NEAR PAVEMENT ROAD.

Steven Mountain, P.E. of Mountain Engineering and Keith Wilkinson Sr. and Keith Wilkinson Jr., Owners presented a 14,400 sq ft building on a 1 acre area of a 5 acre parcel. 1,800 sq ft units would be subdivided for rental to small businesses to operate out of. Mr. Wilkinson Sr. has been a developer in Lancaster for 50 years and would like to continue building things. There are no plans currently to develop the remainder of the parcel but if these units are successful then he would like to continue building them.

Zoning-All businesses operating would need to conform to zoning codes. It is very difficult to keep up with who is renting and operating out of each unit. The shell of the building will go up and then a build out permit will be issued for each tenant. A marquee sign will be used to assist in tenant information.

Engineering-The parking spaces along the curve of the road need to maintain a 25' setback. Drawings and calculations will need to be submitted for review. It will be on the owner to upsize lines and follow the direction of the Erie County Water Authority. Parking spaces are provided on a subbase behind the building and not on a paved surface.

Landscaping-The building is 240' long and grey in color. The landscaping is quite minimal and will need to improve. Mr. Wilkinson Sr. wants the property nice and landscaped to compliment the neighboring buildings.

EAF-Public transportation was noted on the EAF submitted. Clarification of the public transportation was requested.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Melvin Szymanski to table the project until the next Planning Board meeting. Motion seconded by Lawrence Korzeniewski.

Roll call as follows:

Chairman Connelly-Yes

Lawrence Korzeniewski-Yes

Rebecca Anderson-Yes

Kristin McCracken-Yes

Anthony Gorski-Yes

Melvin Szymanski-Yes

Joseph Keefe-Yes

Motion carried.

Other items discussed

MRC meeting scheduling is typically done early in the week prior to a Town Board meeting. The maximum notice would be two weeks. Councilmember Abraham will email items that he schedules for the MRC.

Como Park Townhouse rezone-Clarification was made that the project was pulled from the Planning Board meeting by the applicant.

Solar Ordinance-Kevin Loftus will email a proposal to Matt Fischione.

The Master Plan Review will include an overhauling of the Town Code and a couple of more members for the committee will be sought.

Tim Horton on the corner of Broadway and Pavement Rd. is waiting on the Wetland Delineation.

Danny Amatura has requested that no heavy machinery be brought through Deepwood for the construction of the Hidden Meadow Subdivision.

At 8:27p.m. a motion was made by Chair Connelly to adjourn the meeting in memory of our friend and colleague Jeff Simme, former Building Inspector and Code Enforcement Officer. Motion seconded by Lawrence Korzeniewski and unanimously carried.



Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

MEMO

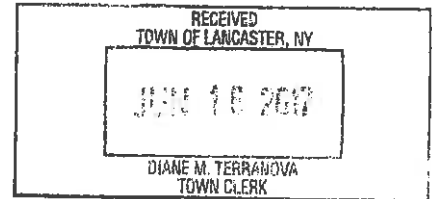
TO: Honorable Town Board
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: June 7, 2017

RE: Angry Buffalo

PROJECT#: 1519



LOCATION: 2753 Wehrle Drive

TYPE: Site Plan

RECOMMENDATION: Approve

Roll call vote:

Chair Connelly-Yes

Rebecca Anderson-No

Anthony Gorski-Yes

Joseph Keefe-Yes

Lawrence Korzeniewski-Yes

Kristin McCracken-Yes

Melvin Szymanski-Yes

CONDITIONS:

1. Address Storm Water for well capacity
2. Computation of required parking spaces required for all activities conducted on site.
3. Special Use Permits for exterior activities
4. Deed restrictions on the use and type of stores that will not be allowed to operate:
 - A. Department store/supermarket
 - B. Variety store
 - C. Household fixture and appliance sales and/or service
 - D. Hardware, plumbing, home improvement sales/or services
 - E. Motels and hotels
 - F. Big box retailer

COMMENTS: None

SUPERVISOR
Johanna M. Coleman

COUNCIL MEMBERS

John M. Abraham Jr.
Dawn Gaczewski
Ronald Ruffino Sr
Matthew Walter



429
Department of Parks,
Recreation & Forestry

Park Crew Chief
Mark D. Lubera

525 Pavement Road
Lancaster, NY 14086
716-684-3320 phone
716-685-3497 fax

Memorandum

TO: Neil Connelly, Planning Board Chairman
Planning Board Members
John Abraham, Council Member
Ronald Ruffino, Sr., Council Member
Dawn Gaczewski, Council Member
Matthew Walter, Council Member

FROM: Mark D. Lubera, Park Crew Chief

DATE: June 16, 2017

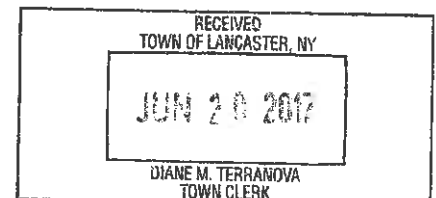
SUBJECT: Site Plan Review Project #1130
ALDI Food Store
4931 Transit Road
Expand the existing ALDI Food Store from +/- 15,816 sf to +/- 18,168 sf
With building expansions on West and East sides of the building.

After reviewing the above referenced project, the Town's Forestry Department has no issues with the Application for Site Plan Approval submitted June 8, 2017.

Should you have any questions, please do not hesitate to contact me.

MDL:jw

cc: Matt Fischione, Building Inspector
Cyndi Maciejewski, Secretary to the Planning Board



SUPERVISOR
Johanna M. Coleman

COUNCIL MEMBERS

John M. Abraham Jr.
Dawn Gaczewski
Ronald Ruffino Sr
Matthew Walter



430
Department of Parks,
Recreation & Forestry

Park Crew Chief
Mark D. Lubera

525 Pavement Road
Lancaster, NY 14086
716-684-3320 phone
716-685-3497 fax

Memorandum

TO: Neil Connelly, Planning Board Chairman
Planning Board Members
John Abraham, Council Member
Ronald Ruffino, Sr., Council Member
Dawn Gaczewski, Council Member
Matthew Walter, Council Member

FROM: Mark D. Lubera, Park Crew Chief

DATE: June 19, 2017

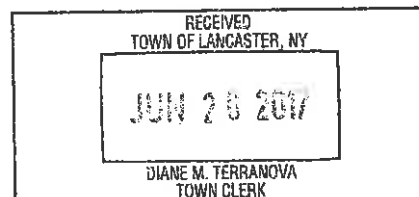
SUBJECT: Site Plan Review Project #3967
Small Business Accelerator Facility
SBL#94.00-3-32.111 Lancaster Pkwy near Intersection of
Lancaster Pkwy and Pavement Rd.

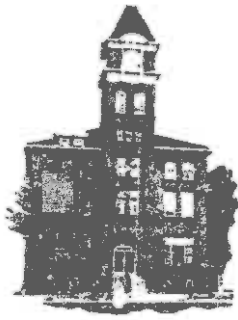
After reviewing the above referenced project, the Town's Forestry Department has no issues with the Application for Site Plan Approval.

Should you have any questions, please do not hesitate to contact me.

MDL:jw

cc: Matt Fischione, Building Inspector
Cyndi Maciejewski, Secretary to the Planning Board





Town of Lancaster

OFFICE OF THE TOWN ATTORNEY

21 Central Avenue
Lancaster, New York 14086
(716) 684-3342
Fax: (716) 681-7475

431
KEVIN E. LOFTUS, JR.

Town Attorney
kloftus@lancasterny.gov

Leza E. Braun
Legal Assistant

June 19, 2017

Honorable Town Board
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086

Planning Board
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086

RE: Re-Zone Walden Acres 94.17-1-49
From RCO to NB- Children's Castle Expansion
Town of Lancaster, County of Erie

Dear Town Board and Planning Board Members:

Enclosed please find a SEQR response dated June 16, 2017 from the New York State Department of Environmental Conservation on the above-referenced project for your review.

Should you have any questions or concerns, please call me.

Very truly yours,

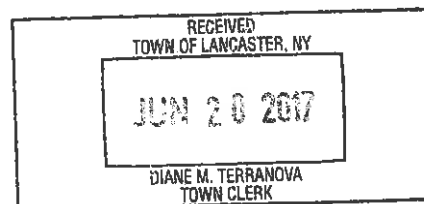
Kevin E. Loftus, Esq.

Town Attorney

KEL:lb

Enc.

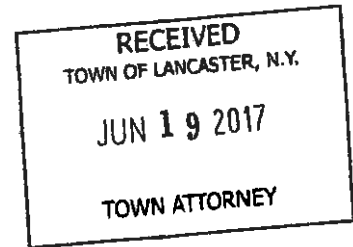
CC: Supervisor
Town Clerk
Building Inspector
Town Engineer



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 9
270 Michigan Avenue, Buffalo, NY 14203-2915
P: (716) 851-7165 | F: (716) 851-7168
www.dec.ny.gov

June 16, 2017



Mr. Kevin E. Loftus
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086

Dear Mr. Loftus:

SEQR LEAD AGENCY SOLICITATION REZONING OF 00 WALDEN AVENUE TOWN OF LANCASTER, ERIE COUNTY

This is to acknowledge receipt of your June 7, 2017 letter which requested SEQR Lead Agency status for the rezoning from Residential Commercial Office (RCO) to Neighborhood Business (NB) for future development at the above referenced location. Be aware that this Department does not have jurisdiction over changes to municipal zoning ordinances. However, we have identified the following environmental concerns in connection with future development on this property:

1. If project activities will involve land disturbance of 1 acre or more, the project sponsor, owner or operator is required to obtain a State Pollutant Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002). This General Permit requires the project sponsor, owner or operator to control stormwater runoff according to a Stormwater Pollution Prevention Plan (SWPPP), which is to be prepared prior to filing a Notice Of Intent (NOI) and prior to commencement of the project. More information on General Permit GP-0-15-002, as well as the NOI form, is available on the Department's website at www.dec.ny.gov/chemical/43133.html.

This portion of the Town of Lancaster is designated as an MS4 community. The project sponsor, owner or operator of a construction activity that is subject to the requirements of a regulated, traditional land use control MS4 shall have their SWPPP reviewed and accepted by the MS4 community. The "MS4 SWPPP Acceptance" form must be signed by the principle executive officer or ranking official from the MS4 community, or by a duly authorized representative of that person, and submitted, along with the NOI form, to the Department at NOTICE OF INTENT, NYSDEC, Bureau of Water Permits, 625 Broadway, Albany, New York 12233-3505, telephone: 518/402-8111 to receive Department approval before construction commences.



Department of
Environmental
Conservation

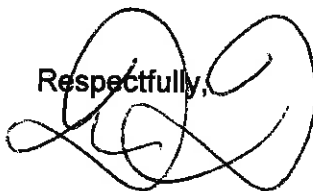
Mr. Kevin E. Loftus
June 14, 2017
Page 2

2. Hydric soils exist within the project parcel. For future development the project sponsors should contact the United States Department of the Army, Corps of Engineers' Buffalo District Office (COE), telephone: 716/879-4330, concerning COE regulatory jurisdiction to ensure that any proposed projects will not involve federally regulated wetlands or any other approval from that agency.
3. The entire site appears to be within an archaeologically sensitive area, as shown on the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) map (Website www.oprhp.state.ny.us/nr/main.asp). As part of the SEQR process, the Town should evaluate this concern, unless it can be verified by appropriate documentation that the site has been significantly disturbed in a way that would destroy potential artifacts. If there are any questions regarding this, contact OPRHP (telephone: 518/237-8643). Note: If any of the described Department approvals are required, an appropriate archaeological investigation must be conducted in order to satisfy the New York State Historic Preservation Act.

We concur that the Town of Lancaster should act as SEQR Lead Agency as the proposal is primarily of local significance.

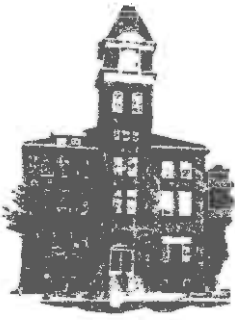
Thank you for providing this office the opportunity to review the proposed project. If you have any questions, please feel free to contact Mr. Mark Passuite of my staff or me at 716/851-7165.

Respectfully,



David S. Denk
Regional Permit Administrator

MFP:



Town of Lancaster

OFFICE OF THE TOWN ATTORNEY

21 Central Avenue
Lancaster, New York 14086
(716) 684-3342
Fax: (716) 681-7475

KEVIN E. LOFTUS, JR.

Town Attorney
kloftus@lancasterny.gov

Leza E. Braun
Legal Assistant

June 19, 2017

Honorable Town Board
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086

Planning Board
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086

RE: **Summerfield Farms 8 #3041**
55 Private Patio Homes
South of William Street
Town of Lancaster, County of Erie

Dear Town Board and Planning Board Members:

Enclosed please find a SEQR response dated June 16, 2017 from the NYS Department of Environmental Conservation for the above-referenced project for your review.

Should you have any questions or concerns, please call me.

Very truly yours,

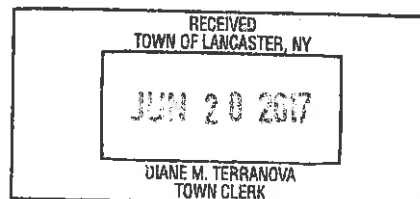
A handwritten signature in dark ink, appearing to be 'K. Loftus', written over the typed name.

Kevin E. Loftus, Esq.
Town Attorney

KEL:lb

Enc.

CC: Supervisor
Town Clerk
Building Inspector
Town Engineer

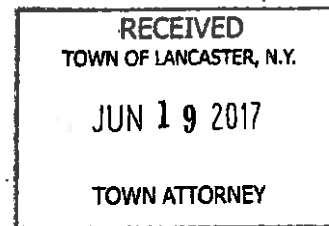


NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

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www.dec.ny.gov

June 16, 2017

Mr. Kevin E. Loftus, Jr.
Office of the Town Attorney
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086



Dear Mr. Loftus:

SEQR LEAD AGENCY DESIGNATION SUMMERFIELD FARMS PHASE 8 TOWN OF LANCASTER, ERIE COUNTY

This is in response to your May 9, 2017 letter which requested SEQR Lead Agency status for the Town of Lancaster regarding continuation of phased construction of the Summerfield Farms Subdivision on William Street. Department comments regarding environmental issues under SEQR are as follows:

1. Summerfield Farms Phase 8 will impact portions of the 100-foot-wide regulated adjacent area of State-regulated Freshwater Wetland LA-17 and will require an Article 24, Freshwater Wetlands Permit from this Department. The Department is currently reviewing an Article 24 Freshwater Wetlands permit for Summerfield Farms Phases 7 and 8 and the project meets State regulatory standards and is a permissible project.
2. Since project activities will involve land disturbance of 1 acre or more, the project sponsor, owner or operator is required to obtain a State Pollutant Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity, GP-0-15-002. This General Permit requires the project sponsor, owner or operator to control stormwater runoff according to a Stormwater Pollution Prevention Plan (SWPPP), which is to be prepared prior to filing a Notice of Intent (NOI) and prior to commencement of the project. More information on General Permit GP-0-15-002, as well as the NOI form, is available on the Department's website at www.dec.ny.gov/chemical/43133.html. Information on permitting requirements and preparation of a necessary Stormwater Pollution Prevention Plan (SWPPP) is available on the Department's website at www.dec.ny.gov/chemical/8468.html.



Department of
Environmental
Conservation

Mr. Kevin Loftus

June 16, 2017

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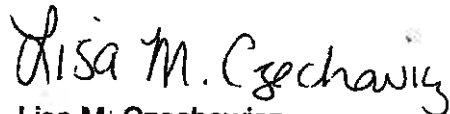
The Town of Lancaster is designated as an MS4 community. The project sponsor, owner or operator of a construction activity that is subject to the requirements of a regulated, traditional land use control MS4 shall have their SWPPP reviewed and accepted by the MS4 community. The "MS4 SWPPP Acceptance" form must be signed by the principle executive officer or ranking elected official from the MS4 community, or by a duly authorized representative of that person, and submitted along with the NOI, to the Department at NYSDEC, Bureau of Water Permits, 625 Broadway, 4th Floor, Albany, New York 12233-3505, telephone 518/402-8111 to receive Department approval before construction commences.

3. According to the Federal Emergency Management Agency's FIRM Map # 360249-0008C, a portion of the site is located within the designated 100-year floodplain. The project should be designed in accordance with all applicable laws to help reduce the possibility of property damage due to flooding.

We concur that the Town of Lancaster should act as SEQR Lead Agency, since the impacts of the proposal are primarily of local significance. Please forward the SEQR determination of significance when it becomes available.

Thank you for providing this office the opportunity to review the proposal. If you have questions regarding this letter please contact me at 716/851-7165.

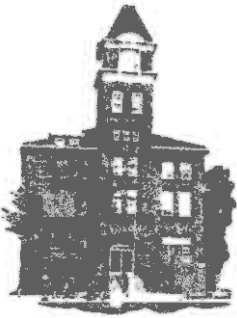
Sincerely,



Lisa M. Czechowicz

Deputy Regional Permit Administrator

ecc: Charles Rosenberg, NYSDEC Division of Fish and Wildlife
Karen Draves, Esq., NYSDEC Office of General Counsel
Fairway Hills Development, LLC



Town of Lancaster

OFFICE OF THE TOWN ATTORNEY

21 Central Avenue
Lancaster, New York 14086
(716) 684-3342
Fax: (716) 681-7475

June 19, 2017

KEVIN E. LOFTUS, JR.

Town Attorney
kloftus@lancasterny.gov

Leza E. Braun
Legal Assistant

Mr. David Denk
Regional Administrator
N.Y.S. DEC
270 Michigan Avenue
Buffalo, New York 14203-2999

Mr. Garrett Hacker
Erie County DPW
Division of Highway
95 Franklin Street
Buffalo, New York 14202

Ms. Dolores Funke
Erie County Health Department
503 Kensington Avenue
Buffalo, New York 14214

Mr. Matt Salah
Coordinator of Construction Projects
Division of Sewerage Management
95 Franklin Street
Buffalo, New York 14202

Mr. Ed Rutkowski
Planner
NYS DOT
100 Seneca Street
Buffalo, New York 14203

Ms. Mariely Ortiz
Review Planner
Erie County DEP
95 Franklin Street
Buffalo, New York 14202

Re: Designation of Lead Agency
Aldi Food Store Expansion #1130
4931 Transit Road
Town of Lancaster, County of Erie

All:

Please be advised that a private developer has submitted a Site Plan for the +/- 2,352 s.f. expansion of Aldi Food Store located at 4931 Transit Road (SBL No. 115.03-1-34.121) on a \pm 3.23 acre parcel and which the Town has determined to be an "Unlisted" Action under SEQRA.

The Town Board of the Town of Lancaster advised the developer that an Application and Environmental Assessment Form (EAF) was to be submitted to the Town of Lancaster in order to commence a review of the proposed project under SEQRA.

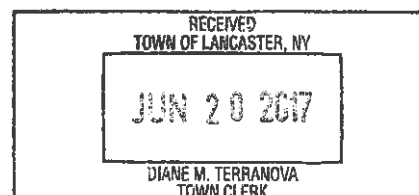
The developer has now submitted the application and EAF and the Town Board of the Town of Lancaster is now notifying all other agencies which may be involved in the approval of this project that within thirty (30) days of the mailing of the enclosed EAF, a lead agency must be designated by agreement among the agencies.

The anticipated impact of this project is primarily of local significance and the Town of Lancaster desires to act as lead agency in investigation and review of the proposed action.

Very truly yours,

Kevin E. Loftus
Town Attorney
KEL:lb
Encs.

cc: Supervisor
Town Clerk
Building Inspector
Town Engineer



434

DIANE M. TERRANOVA, TOWN CLERK
TOWN OF LANCASTER
21 CENTRAL AVE.
LANCASTER, N.Y. 14086
AREA CODE 1-716 683-9028

COPY

TO: Robert Harris, Town Engineer

FROM: Diane M. Terranova, Town Clerk



DATE: June 21, 2017

RE: Map Cover for Verification
Hidden Meadows, Phase II

COPY

Enclosed is the final mylar plat map for the above referenced project.

Would you please review this mylar copy, certify by letter that this mylar print is a true copy of the paper plat plan approved by the Town Board, and return said mylar to me.

COPY

cc: Kevin Loftus, Town Attorney

COPY

COPY

W S A M E M O R A N D U M

DATE: JUNE 21, 2017

TO: DIANNE TERRANOVA, LANCASTER TOWN CLERK

FROM: ROBERT HARRIS, P.E., TOWN ENGINEER *rh*

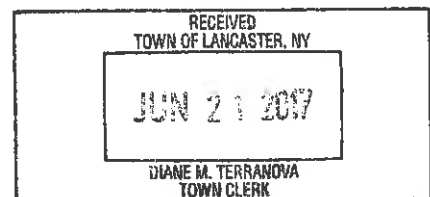
RE: HIDDEN MEADOW SUBDIVISION PHASE 2

Attached Map Cover was reviewed by Wm. Schutt and Associates for conformance with the Plot Plan approved at the Town Board on June 19, 2017 for the Hidden Meadow Subdivision Phase 2.

The Map Cover dated may 10, 2017 is in conformance; therefore, we recommend that it be signed.

If you have any questions please let us know.

17-06-21-06168D-Terranova-Hidden Meadow Subdivision Phase 2 -memo-rh



DIANE M. TERRANOVA, TOWN CLERK
TOWN OF LANCASTER
21 CENTRAL AVE.
LANCASTER, N.Y. 14086
AREA CODE 1-716 683-9028

436

COPY

June 22, 2017

Matthew Fischione
Code Enforcement Officer
21 Central Avenue
Lancaster, New York 14086

Re: SPECIAL USE PERMIT -
33 Meadow Lea Drive
Lynette Metzger

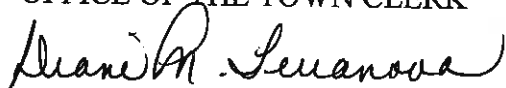
Dear Matt:

Enclosed is a copy of a letter from Lynette Metzger requesting a renewal of his Special Use Permit which expired on May 15, 2017 to operate a home occupation.

Please inform the Town Board and my office as to the applicant's compliance to all conditions stipulated in his permit so that a resolution to renew this Special Use Permit may be prepared for the next Town Board Meeting.

Sincerely yours,

OFFICE OF THE TOWN CLERK



Diane M. Terranova
Town Clerk

DMT/dm

Encl.

cc: Kevin Loftus, Town Attorney
Town Board

File: Zoning Special Use.wpd

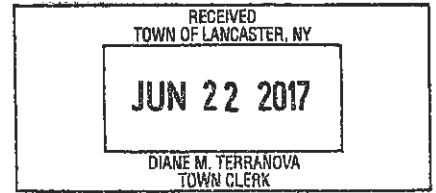
COPY

COPY

COPY

COPY

June 21, 2017



Town of Lancaster
21 Central Ave
Lancaster, NY 14086
Town Clerk and Town Board

Re: Special Use Permit
33 Meadow Lea Dr.

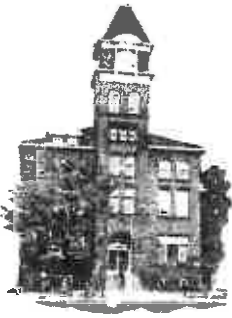
Dear Lancaster Town Board
and Clerk Diane Terranova,

I am requesting to renew and
continue my "Special Use Permit"
for my small grooming business.
My Sales Tax Cert number is

(Lynette M. Metzger)
DOGGONE CUTE

Thank You for your time
and attention regarding this
matter.

Sincerely
Lynette M. Metzger



Town of Lancaster

OFFICE OF THE TOWN ATTORNEY

21 Central Avenue
Lancaster, New York 14086
(716) 684-3342
Fax: (716) 681-7475

KEVIN E. LOFTUS, JR.

Town Attorney
kloftus@lancasterny.gov

Leza E. Braun

Legal Assistant

June 21, 2017

Honorable Town Board
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086

Planning Board
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086

RE: Site Plan 0 Como Park Blvd #1666
TDB Properties
Town of Lancaster, County of Erie

Dear Town Board and Planning Board Members:

Enclosed please find a SEQR response from Erie County Department of Environment and Planning dated June 15, 2017 on the above-referenced project for you review.

Should you have any questions or concerns, please call me.

Very truly yours,

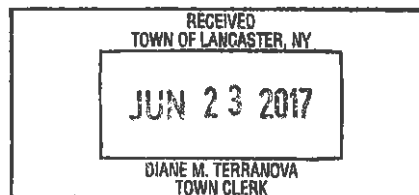
Kevin E. Loftus, Esq.

Town Attorney

KEL:lb

Enc.

CC: Supervisor
Town Clerk
Building Inspector
Town Engineer



**SITE PLAN OR ZONING REFERRAL TO COUNTY OF ERIE, NY
AND REPLY TO MUNICIPALITY**

Note: Please complete in triplicate. Send original and one copy (with attachments) to
Erie County Division of Planning, Room 1053, 95 Franklin Street, Buffalo, N.Y. 14202.
Retain last copy for your files.

DO NOT WRITE IN THIS SPACE

Case No.: SP 17-297
Received: 5/18/17

The proposed action described herein is referred in accordance with the provisions of the General Municipal Law, which provides that if no reply is received in 30 days after receipt of full information including a SEQR EAF if applicable, the municipal agency may take final action without considering such reply. If, however, reply is received at any time prior to municipal action, such reply must be considered.

Description of Proposed Action

1. Name of Municipality:		<u>Town of Lancaster</u>	
2. Hearing Schedule:		Date <u>7/3/2017</u>	Time <u>7:00pm</u> Location <u>21 Central Avenue, Lancaster</u>
3. Action is before:	<input checked="" type="checkbox"/> Legislative Body	<input type="checkbox"/> Board of Appeals	<input type="checkbox"/> Planning Board
4. Action consists of:	<input type="checkbox"/> New Ordinance	<input type="checkbox"/> Rezone/Map Change	<input type="checkbox"/> Ordinance Amendment
	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Variance	<input type="checkbox"/> Special Use Permit
		<input type="checkbox"/> Other	
5. Location of Property:	<input type="checkbox"/> Entire Municipality	<input checked="" type="checkbox"/> Specific as follows	<u>0 Como Park Boulevard</u> <u>Lancaster, NY 14086</u>
6. Referral required as Site is within 500' of:	<input type="checkbox"/> State or County Property/Institution	<input checked="" type="checkbox"/> Municipal Boundary	<input type="checkbox"/> Farm Operation located in an Agricultural District
	<input type="checkbox"/> Expressway	<input checked="" type="checkbox"/> County Road	<input type="checkbox"/> Proposed State or County Road, Property, Building/Institution, Drainageway
7. Proposed change or use: (be specific)		<u>Construction of single-story 6-unit Townhomes</u>	
8. Other remarks: (ID#, SBL#, etc.)		<u>SBL #115.10-1-1, 115.10-1-2 & 115.10-1-3</u>	
9. Submitted by:		<u>Kevin E. Loftus, Esq. Town Attorney</u>	<u>05/15/2017</u>
<u>21 Central Avenue, Lancaster, New York 14086</u>			

Reply to Municipality by Erie County Division of Planning

Receipt of the above-described proposed action is acknowledged on 5/22/17. The Division herewith submits its review and reply under the provisions of applicable state and local law, based on the information submitted with this referral.

1. ☐ The proposed action is not subject to review under the law.
2. ☐ Form ZR-3, Comment on Proposed Action is attached hereto.
3. ☐ The proposed action is subject to review; the Division makes the recommendation shown on Form ZR-4, Recommendation on Proposed Action, which is attached hereto.
4. ☒ No recommendation; proposed action has been reviewed and determined to be of local concern

By the Division of Planning:

Q210

Date: 6/15/17



COUNTY OF ERIE

MARK C. POLONCARZ

COUNTY EXECUTIVE

April 27, 2017

Diane M. Terranova
Lancaster Town Clerk
21 Central Avenue
Lancaster, NY 14086

Re: Amended Rezone Petition
0 Como Lake Road, Lancaster NY
County Referral # ZR-17-225

Dear Ms. Terranova:

Pursuant to New York General Municipal Law Section 239-m, and Article 8 of the New York Conservation Law, the County of Erie (the "County") has reviewed the above-referenced project (the "Project") referred to us by the Town of Lancaster (the "Town") on March 27, 2017.

The County offers the following comments based upon its review of the Project:

- The Erie County Department of Environment and Planning has serious concerns about the project's location and site wetlands. The Town and developer should closely analyze the impact of the proposed project on this significant environmental feature that cannot be completely replaced, and consider alternatives to minimize impacts.
- Division of Sewerage Management comments on this project are attached.

Please feel free to contact me at (716) 858-1916 should you have any questions.

Sincerely,

Mariely Ann Ortiz
Planner | Environment & Planning | Erie County
P:(716) 858-8390 | F:(716) 858-7248 | Mariely.Ortiz@erie.gov

Copy/Reiteration



Town of Lancaster

OFFICE OF THE TOWN ATTORNEY

21 Central Avenue
Lancaster, New York 14086
(716) 684-3342
Fax: (716) 681-7475

KEVIN E. LOFTUS, JR.

Town Attorney
kloftus@lancasterny.gov

Leza E. Braun
Legal Assistant

June 23, 2017

Honorable Town Board
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086

Planning Board
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086

RE: Aldi Food Expansion #1130
4931 Transit Road
Town of Lancaster, County of Erie

Dear Town Board and Planning Board Members:

Enclosed please find a SEQR response from the Division of Sewerage Management dated June 23, 2017 on the above-referenced project for your review.

Should you have any questions or concerns, please call me.

Very truly yours,

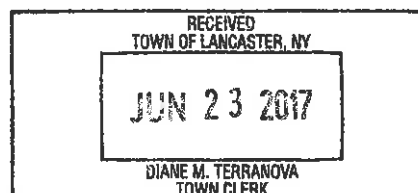
Kevin E. Loftus, Esq.

Town Attorney

KEL:lb

Enc.

CC: Supervisor
Town Clerk
Building Inspector
Town Engineer



Leza Braun

From: Kevin Loftus
Sent: Friday, June 23, 2017 8:16 AM
To: Leza Braun
Subject: FW: Aldi Food Store Expansion

For the file and PB

From: Quebral, Lorenzo [<mailto:Lorenzo.Quebral@erie.gov>]
Sent: Friday, June 23, 2017 8:12 AM
To: Kevin Loftus
Cc: Ortiz, Mariely
Subject: Aldi Food Store Expansion

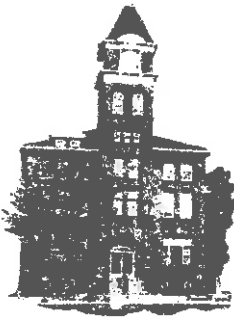
Mr. Loftus,

The Erie County Division of Sewerage Management (DSM) has reviewed the SEQRA submittal for the Aldi Food Store Expansion on 4931 Transit Road and has the following comments.

1. The proposed project is located within Erie County Sewer District No. 4. The sanitary sewers near the proposed project are owned by the Erie County Sewer District No. 4. The sanitary flows are tributary to Erie County trunk and interceptor lines, and the Buffalo Sewer Authority Bird Island Treatment Plant.
2. Since this project proposes modifications to the sanitary sewer, review and approval of the sewer is required by DSM. Two copies of plans are to be submitted to the DSM downtown office for review (95 Franklin Street Room 1034 Buffalo, NY 14202 attn Matt Salah).

If you have any questions, feel free to call me at (716)-858-6974 or e-mail me.

Lorenzo Quebral | Principal Engineer Assistant
Erie County | Div. of Sewerage Management
95 Franklin St., 1050 | Buffalo, NY 14202
P: +1(716)858-6974 | F: +1(716)858-6257
Lorenzo.Quebral@erie.gov | <http://www.erie.gov>



Town of Lancaster

OFFICE OF THE TOWN ATTORNEY

21 Central Avenue
Lancaster, New York 14086
(716) 684-3342
Fax: (716) 681-7475

June 21, 2017

KEVIN E. LOFTUS, JR.

Town Attorney
kloftus@lancasterny.gov

Leza E. Braun
Legal Assistant

Mr. David Denk
Regional Administrator
N.Y.S. DEC
270 Michigan Avenue
Buffalo, New York 14203-2999

Mr. Matt Salah
Coordinator of Construction Projects
Division of Sewerage Management
95 Franklin Street
Buffalo, New York 14202

Mr. Garrett Hacker
Erie County DPW
Division of Highway
95 Franklin Street
Buffalo, New York 14202

Mr. Ed Rutkowski
Planner
NYS DOT
100 Seneca Street
Buffalo, New York 14203

Ms. Dolores Funke
Erie County Health Department
503 Kensington Avenue
Buffalo, New York 14214

Ms. Mariely Ortiz
Review Planner
Erie County DEP
95 Franklin Street
Buffalo, New York 14202

Re: Designation of Lead Agency/Integrated Review
Inness Storage Yard #7044
7200 +/- s.f. stoned storage yard
140 Pavement Road
Town of Lancaster, County of Erie

All:

Please be advised that a private developer has submitted a Site Plan for the construction of 7,200 s.f. stone storage yard adjacent to an existing parking lot located at 140 Pavement Road and which the Town has determined to be an "Unlisted" Action under SEQRA.

The Town Board of the Town of Lancaster advised the developer that an Application and Environmental Assessment Form (EAF) was to be submitted to the Town of Lancaster in order to commence a review of the proposed project under SEQRA.

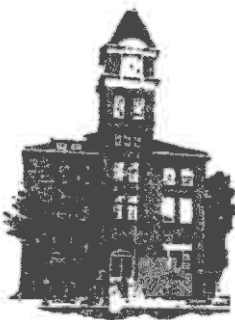
The developer has now submitted the application and EAF and the Town Board of the Town of Lancaster is now notifying all other agencies which may be involved in the approval of this project that within thirty (30) days of the receipt of the enclosed EAF, a lead agency must be designated by agreement among the agencies.

The anticipated impact of this project is primarily of local significance and the Town of Lancaster desires to act as lead agency in investigation and review of the proposed action.

Very truly yours,

Kevin E. Loftus
Town Attorney
KEL:lb
Encs.

cc: Supervisor
Town Clerk
Building Inspector
Town Engineer



Town of Lancaster

OFFICE OF THE TOWN ATTORNEY

21 Central Avenue
Lancaster, New York 14086
(716) 684-3342
Fax: (716) 681-7475

KEVIN E. LOFTUS, JR.

Town Attorney
kloftus@lancasterny.gov

Leza E. Braun
Legal Assistant

June 23, 2017

Honorable Town Board
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086

Planning Board
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086

RE: Re-Zone Walden Acres/Children's Castle
0 Walden Ave SBL# 94.17-1-49
From RCO to NB
Town of Lancaster, County of Erie

Dear Town Board and Planning Board Members:

Enclosed please find SEQR responses dated June 13, 2017 and June 20, 2017 from the Erie County Division of Sewerage Management and the Division of Environment and Planning respectively on the above-referenced project for your review.

Should you have any questions or concerns, please call me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'K. Loftus'.

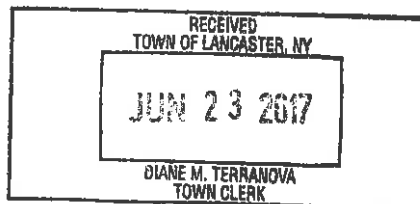
Kevin E. Loftus, Esq.

Town Attorney

KEL:lb

Enc.

CC: Supervisor
Town Clerk
Building Inspector
Town Engineer



Ortiz, Mariely

From: McNamara, Joseph
Sent: Tuesday, June 13, 2017 8:50 AM
To: Ortiz, Mariely
Subject: Re: 00 Walden, SBL 84.17-1-49 (west of Stony Rd.), (T) Lancaster ECSD #4, SEQR Review

The DSM has reviewed the above noted project and has the following comments:

1. The project is located in Erie County District No. 4 (ECSD #4), Town of Lancaster. Flow from this project is tributary to ECSD #4 and eventually to the Buffalo Sewer System
2. Sanitary Sewer Design shall be in accordance with Erie County Sewer District Rules, Regulations, and Design Requirements.
3. I/I removal may be required.
4. Capacity Analysis may be required.
5. DSM approval of the sanitary sewer system is required. If 8 inch or larger public sanitary sewer is proposed, Erie County Health Dept. approval is required.
6. The Design Engineer is encouraged to discuss preliminary sanitary sewer plans in advance of completing sewer design with the DSM.

The above comments do not constitute DSM approval or disapproval of this project. Should you have any questions or need further information, please e-mail or call me at Ext. 6697.

Thanks,

--
Joseph McNamara | Assistant Sanitary Engineer
Erie County | Div. of Sewerage Management
95 Franklin St., Room 1075 | Buffalo, NY 14202
P:+1(716)858-6697 | F:+1(716)858-6257
Joseph.McNamara@erie.gov | <http://www.erie.gov>

**SITE PLAN OR ZONING REFERRAL TO COUNTY OF ERIE, NY
AND REPLY TO MUNICIPALITY**

Note: Please complete in triplicate. Send original and one copy (with attachments) to
Erie County Division of Planning, Room 1053, 95 Franklin Street, Buffalo, N.Y. 14202.
Retain last copy for your files.

DO NOT WRITE IN THIS SPACE

Case No.: ZR-17328
Received: 6/8/17

The proposed action described herein is referred in accordance with the provisions of the General Municipal Law, which provides that if no reply is received in 30 days after receipt of full information including a SEQR EAF if applicable, the municipal action shall take final action without considering such reply. If, however, reply is received at any time prior to municipal action, such reply must be considered.

Description of Proposed Action


RECEIVED
TOWN OF LANCASTER, N.Y.
JUN 22 2017
TOWN ATTORNEY

1. Name of Municipality:	Town of Lancaster		
2. Hearing Schedule:	Date <u>7/17/2017</u>	Time <u>7:15</u>	Location <u>21 Central Avenue, Lancaster</u>
3. Action is before:	<input checked="" type="checkbox"/> Legislative Body	<input type="checkbox"/> Board of Appeals	<input type="checkbox"/> Planning Board
4. Action consists of:	<input type="checkbox"/> New Ordinance	<input checked="" type="checkbox"/> Rezone/Map Change	<input type="checkbox"/> Ordinance Amendment
	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Variance	<input type="checkbox"/> Special Use Permit
			<input type="checkbox"/> Other
5. Location of Property:	<input type="checkbox"/> Entire Municipality	<input checked="" type="checkbox"/> Specific as follows	<u>00 Walden Avenue</u> <u>Lancaster, NY 14086</u>
6. Referral required as Site is within 500' of:	<input checked="" type="checkbox"/> State or County Property/Institution	<input type="checkbox"/> Municipal Boundary	<input type="checkbox"/> Farm Operation located in an Agricultural District
	<input type="checkbox"/> Expressway	<input type="checkbox"/> County Road	<input type="checkbox"/> Proposed State or County Road, Property, Building/Institution, Drainage
7. Proposed change or use: (be specific)	<u>Residential Commercial Office to Neighborhood Business</u>		
8. Other remarks: (ID#, SBL#, etc.)	<u>SBL# 94.17-1-49</u>		
9. Submitted by:	<u>Kevin E. Loftus, Esq, Town Attorney</u>	<u>06/07/2017</u>	
<u>21 Central Avenue, Lancaster, New York 14086</u>			

Reply to Municipality by Erie County Division of Planning

Receipt of the above-described proposed action is acknowledged on 6/12/17. The Division herewith submits its review and reply under the provisions of applicable state and local law, based on the information submitted with this referral.

1. ☐ The proposed action is not subject to review under the law.
2. ☒ ~~Form ZR-3~~, Comment on Proposed Action is attached hereto. DSM
3. ☐ The proposed action is subject to review; the Division makes the recommendation shown on Form ZR-4, Recommendation on Proposed Action, which is attached hereto.
4. ☒ No recommendation; proposed action has been reviewed and determined to be of local concern

By the Division of Planning:  Date: 6/20/17



Town of Lancaster

OFFICE OF THE TOWN ATTORNEY

21 Central Avenue
Lancaster, New York 14086
(716) 684-3342
Fax: (716) 681-7475


441
KEVIN E. LOFTUS, JR.

Town Attorney
kloftus@lancasterny.gov

Leza E. Braun
Legal Assistant

MEMO

To: Johanna M. Coleman, Supervisor
Honorable Town Board

From: Kevin E. Loftus, Town Attorney 

Date: June 23, 2017

Subject: Dawson Field Property Purchase Appraisal Proposals

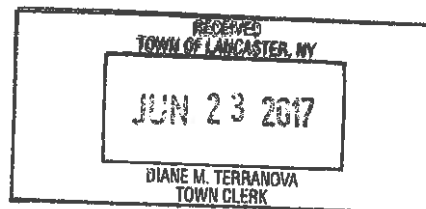
Dear Honorable Town Board Members:

Please find enclosed for your review, two proposals the Town obtained for appraisal services on the above-referenced property which the Town is considering purchasing.

Should you have any questions please call.

KEL:lb

Encs.



ENPM EMMINGER
NEWTON
PIGEON
MAGYAR, INC.
Experienced appraisers you can trust.
60 Lakefront Blvd, Suite 120
Buffalo, NY 14202
Ph. 716.685.0500
Fax: 716.558.2825

Email: enpm@enpmappraisers.com
Website: enpmappraisers.com

June 13, 2017

VIA ELECTRONIC MAIL

Hon Johanna M. Coleman, Supervisor
Town of Lancaster
21 Central Avenue
Lancaster, NY 14086

Re: Appraisal Proposal – Former Dawson Field
6.57± acres
Columbia Avenue, Depew, NY

Dear Supervisor Coleman:

Thank you for the opportunity to submit this proposal to you. Emminger, Newton, Pigeon & Magyar, Inc. (ENPM) is well qualified to perform an appraisal of the above captioned property based upon our experience in appraising similar parcels in the Town of Lancaster and throughout Western New York over the past 30+ years.

Our report will be prepared in conformance to the Uniform Standards of Professional Appraisal Practice (USPAP). The reports will consider all of the applicable approaches to value for the subject type.

Cost of Services: \$2,900

Completion Date: Four (4) weeks from when ENPM receives written authorization to proceed.

Hon. Johanna M. Coleman
June 13, 2017
Page 2

Below, I have provided an acknowledgement which can serve as authorization to proceed assuming the outline of services meets with your understanding and requirements.

After reviewing this proposal, if you have any questions please do not hesitate to contact me at your convenience. I thank you for considering our firm for this assignment and look forward to hearing from you in the near future.

Respectfully submitted,

EMMINGER, NEWTON, PIGEON & MAGYAR, INC.



Joseph H. Emminger
President

Bids/T-Lancasster_dawsonfield_06132017

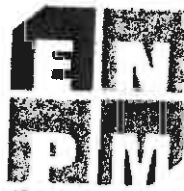
ACKNOWLEDGEMENT

The undersigned hereby agrees to engage the real estate appraisal services of Emminger, Newton, Pigeon & Magyar, Inc. in accord with the scope of services outlined above.

Date:

Signature:

Johanna M. Coleman
as Supervisor for the Town of Lancaster



**EMMINGER
NEWTON
PIGEON
MAGYAR, INC.**

Experienced appraisers you can trust

60 Lakefront Blvd, Suite 120
Buffalo, NY 14202
Ph. 716.685.0500
Fax: 716.558.2825

Email: enpm@enpmappraisers.com
Website: enpmappraisers.com

June 13, 2017

VIA ELECTRONIC MAIL

Hon Johanna M. Coleman, Supervisor
Town of Lancaster
21 Central Avenue
Lancaster, NY 14086

Re: Appraisal Proposal – Former Dawson Field
6.57± acres
Columbia Avenue, Depew, NY

Dear Supervisor Coleman:

Thank you for the opportunity to submit this proposal to you. Emminger, Newton, Pigeon & Magyar, Inc. (ENPM) is well qualified to perform an appraisal of the above captioned property based upon our experience in appraising similar parcels in the Town of Lancaster and throughout Western New York over the past 30+ years.

Our report will be prepared in conformance to the Uniform Standards of Professional Appraisal Practice (USPAP). The reports will consider all of the applicable approaches to value for the subject type.

Cost of Services: \$2,900

Completion Date: Four (4) weeks from when ENPM receives written authorization to proceed.

Hon. Johanna M. Coleman
June 13, 2017
Page 2

Below, I have provided an acknowledgement which can serve as authorization to proceed assuming the outline of services meets with your understanding and requirements.

After reviewing this proposal, if you have any questions please do not hesitate to contact me at your convenience. I thank you for considering our firm for this assignment and look forward to hearing from you in the near future.

Respectfully submitted,

EMMINGER, NEWTON, PIGEON & MAGYAR, INC.



Joseph H. Emminger
President

Bids/T-Lancaster_dawsonfield_06132017

ACKNOWLEDGEMENT

The undersigned hereby agrees to engage the real estate appraisal services of Emminger, Newton, Pigeon & Magyar, Inc. in accord with the scope of services outlined above.

Date:

Signature:

Johanna M. Coleman
as Supervisor for the Town of Lancaster



GAR ASSOCIATES LLC

Real Estate Appraisers and Consultants

Ronald J. Rubino, MAI
President, Commercial Division



June 15, 2017

Ms. Leza Braun
Town of Lancaster
Town Attorney's Office
21 Central Avenue
Lancaster, NY 14086
lbraun@lancasterny.gov

Re: Request for Appraisal of:
19 Columbia Avenue
Village of Depew, Town of Lancaster, NY, Erie County
B-16291*

Dear Ms. Braun:

Pursuant to your request we can prepare an **"Appraisal Report"** estimating the market value of the real property rights associated with the above-referenced property for a total fee of **\$1,800**. The report would be delivered within 3 weeks from authorization to proceed.

The client is the Town of Lancaster. The "intended use" of the appraisal is to estimate market value for acquisition purposes. The "intended users" of the appraisal are the client, and any other client-authorized users associated with the intended use stated above.

The subject property is a 6 ± acre recreational field that was previously part of the Lincoln Elementary School. The school building recently sold separately as part of a proposed conversion project.

The highest and best use of the subject property would be carefully analyzed, considering the physically possible, legally permissible and financially feasible uses.

Attached is our standard engagement contract, which you are to sign and return in order to formally engage us.

Information that we will need in order to complete the assignment includes the following:

- Legal survey

Please do not hesitate to contact me if you have any questions pertaining to this proposal and thank you for considering GAR Associates for your real estate appraisal and consulting needs.

Respectfully,

GAR Associates LLC

Ronald J. Rubino, MAI
President, Commercial Division
RJR:tf

CORPORATE OFFICE:

2399 SWEET HOME ROAD AMHERST, NEW YORK 14228 TEL. 716-691-7100 FAX. 716-691-7770 TOLL FREE: 1.800.836.0382

ALBANY OFFICE:

632 PLANK ROAD, SUITE 203 CLIFTON PARK, NY 12065 TEL. 518.579.3770 FAX. 518.579.3773 TOLL FREE: 1.800.836.0382



GAR ASSOCIATES LLC

Real Estate Appraisers and Consultants

Ronald J. Rubino, MAI
President, Commercial Division



June 15, 2017

Ms. Leza Braun
Town of Lancaster
Town Attorney's Office
21 Central Avenue
Lancaster, NY 14086
lbrown@lancasterny.gov

Re: Request for Appraisal of:
19 Columbia Avenue
Village of Depew, Town of Lancaster, NY, Erie County
B-16291*

Fee: "Appraisal Report" of Real Property: **\$1,800**

Timing: 3 weeks from authorization to proceed

When sending payment, please be sure to note the GAR File Number on the check. The balance will be due and payable 30 days upon submission of the report. There will be a 1.5% interest charge per month on late invoices.*

ACKNOWLEDGMENT

The undersigned is the duly authorized representative for the property to be subjected to the real estate analysis discussed herein, for the purposes identified. Further, the undersigned agrees to engage GAR Associates LLC to undertake the analysis of the real property captioned above in accordance with the scope of services in the above listed proposal and subject to the attached limiting conditions.

Payment is due within 30 days of completion of the appraisal report, unless other prearrangements have been made.

Date: _____ Signature: _____

Name (print): _____

Title: _____

NOTE: Please retain one copy for your files and return one signed copy to GAR ASSOCIATES LLC. Thank you.

CORPORATE OFFICE:

2399 SWEET HOME ROAD AMHERST, NEW YORK 14228 TEL. 716-691-7100 FAX. 716-691-7770 TOLL FREE: 1.800.836.0382

ALBANY OFFICE:

632 PLANK ROAD, SUITE 203 CLIFTON PARK, NY 12065 TEL. 518.579.3770 FAX. 518.579.3773 TOLL FREE: 1.800.836.0382



**STATEMENT OF BASIC
ASSUMPTIONS AND LIMITING CONDITIONS**

FOR THE PURPOSE OF THIS APPRAISAL IT IS ASSUMED:

1. That the title to the property is marketable.
2. That the property is free and clear of all liens.
3. That there are no encumbrances or defects of title.
4. That there is and will continue to be responsible ownership and competent management.

THE APPRAISAL IS MADE SUBJECT TO THE FOLLOWING LIMITING CONDITIONS:

1. No responsibility is assumed for matters of a legal nature.
2. Unless otherwise stated in this report, no responsibility is assumed for subsurface soil conditions; soil conditions are presumed stable and free of any natural or man-made contaminants.
3. If improved, the building is assumed free of any hazardous building materials (e.g., asbestos, urea formaldehyde) unless otherwise stated in this report.
4. Information, estimates, and opinions furnished to the appraiser and contained in the report were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the appraiser can be assumed by the appraiser.
5. No engineering survey of the property was made, and the appraiser assumes no responsibility in this connection. The sketches in this report are approximate only, included to assist the reader in visualizing the property.
6. This appraisal was made for the purpose stated and should not be used for any other purpose.
7. The values assigned to the land and improvements are their value in relation to each other and should not be used separately.
8. The appraiser is not required to give testimony or attendance in Court or any hearing unless arrangements have been made in advance of the acceptance of the appraisal assignment and the fees are based upon this knowledge by the Appraiser. If this knowledge is not known at the time of employment, then negotiations must be made with Appraiser at the time the knowledge becomes known or the Appraiser may decline to testify and permission to use the appraisal for any purpose may be withdrawn.



**STATEMENT OF BASIC
ASSUMPTIONS AND LIMITING CONDITIONS
(continued)**

9. In instances of new construction, additions, rehabilitations and remodeling of improvements, we assume compliance with State and local building codes with respect to design and construction materials.
10. The analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of Uniform Standards of Professional Appraisal Practice and the code of Professional Ethics set forth by the Appraisal Institute.
11. The use of this report is subject to the requirements of the Appraisal Institute, relating to review of its duly authorized representatives.
12. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers or the firm with which they are connected, or any reference to the Appraisal Institute, or to the MAI, RM, SRPA, SRA designations), shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without the prior written consent and approval of the Appraiser. We are aware that the report may be submitted to individuals requesting a copy under the Freedom of Information Act.
13. **MARKET VALUE** is the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
 - (1) Buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

JUN 22 2017

DIANE M. TERRANOVA
TOWN CLERK

442

Karen Loecher

From: Jeffrey Smith
Sent: Thursday, June 22, 2017 9:33 AM
To: Karen Loecher
Subject: Re: Message from KMBT_C364

After reviewing the fireworks application for the Lancaster Country Club and Fox Valley Country Club and inspecting the proposed sites, the Lancaster Police Department has no objection to granting the permit pursuant to Chapter 3 of the Lancaster Town Code.

443

DIANE M. TERRANOVA, TOWN CLERK
TOWN OF LANCASTER
21 CENTRAL AVE.
LANCASTER, N.Y. 14086
AREA CODE 1-716 683-9028

June 23, 2017

Mark Maier
Lancaster Country Club
6061 Broadway
Lancaster, New York 14086

Dear Mr. Maier:

Your application for the Public Display of Fireworks to be conducted at The Lancaster Country Club on July 2, 2017 was approved. Enclosed is your permit for a fireworks display on July 2, 2017 between the hours of 9:30 P.M. and 10:30 P.M.

By copy of this letter I hereby direct the Towline Fire Chief to inspect the premises wherein said display will take place to see that the execution of the work so authorized by said permit shall be done in conformity with approved plans and specifications and the existing standards, rules and regulations applicable thereto.

Sincerely yours,

OFFICE OF THE TOWN CLERK



Diane M. Terranova
Town Clerk

DMT/kl

Encl.

cc: G. Gill, Police Chief
Townline Fire Chief
K. Loftus, Town Attorney
Town Board
Matt Shaw, Skylighters of New York, LLC

File: Permit/Fireworks Permit Letter.doc

DIANE M. TERRANOVA, TOWN CLERK
TOWN OF LANCASTER
21 CENTRAL AVE.
LANCASTER, N.Y. 14086
AREA CODE 1-716 683-9028

FIREWORKS PERMIT
TOWN OF LANCASTER

Pursuant to Local Law No. 1 of the Year 2012 of the Town of Lancaster, and Penal Law Section 405 of the State of New York,

Skylighters of New York LLC, P.O. Box 1357, Orchard Park, New York, 14127 is hereby granted permission for a public display of fireworks at 6061 Broadway, Lancaster, New York, on July 2, 2017, in accordance with all the terms, conditions, and diagrams, contained in the "Request for Fireworks Display Permit" on file in the Office of the Town Clerk of the Town of Lancaster.

This permit expires at 10:30 P.M. on the date specified herein. Any display after 10:30 P.M. is not authorized by this permit.

TOWN OF LANCASTER



Diane M. Terranova
Town Clerk

Seal

Dated: June 23, 2017

cc: Gerald J. Gill, Jr., Police Chief, Town of Lancaster
Brett Broska, Fire Chief, Town Line Vol. Fire Dept.
Kevin Loftus, Town Attorney
Town Board
M. Shaw, Skylighters of New York, LLC

File: fire wks prmt

DIANE M. TERRANOVA, TOWN CLERK
TOWN OF LANCASTER
21 CENTRAL AVE.
LANCASTER, N.Y. 14086
AREA CODE 1-716 683-9028

444

June 23, 2017

Laura Jedlikowski
The Fox Valley Country Club
6161 Genesee Street
Lancaster, New York 14086

Dear Ms. Jedlikowski:

Your application for the Public Display of Fireworks to be conducted at The Fox Valley Country Club on July 2, 2017 was approved. Enclosed is your permit for a fireworks display on July 2, 2017 between the hours of 9:30 P.M. and 10:30 P.M.

By copy of this letter I hereby direct the Millgrove Fire Chief to inspect the premises wherein said display will take place to see that the execution of the work so authorized by said permit shall be done in conformity with approved plans and specifications and the existing standards, rules and regulations applicable thereto.

Sincerely yours,

OFFICE OF THE TOWN CLERK



Diane M. Terranova
Town Clerk

DMT/kl

Encl.

cc: G. Gill, Police Chief
Millgrove Fire Chief
Kevin Loftus, Town Attorney
Town Board
M. Shaw, Skylighters of New York, LLC

File: Permit/Fireworks Permit Letter.doc

COPY

COPY

COPY

COPY

COPY

DIANE M. TERRANOVA, TOWN CLERK
TOWN OF LANCASTER
21 CENTRAL AVE.
LANCASTER, N.Y. 14086
AREA CODE 1-716 683-9028

FIREWORKS PERMIT
TOWN OF LANCASTER

Pursuant to Local Law No. 1 of the Year 2012 of the Town of Lancaster, and Penal Law Section 405 of the State of New York,

Skylighters of New York, LLC, P.O. Box 1357, Orchard Park, NY 14127 is hereby granted permission for a public display of fireworks at 6161 Genesee Street, Lancaster, New York, on July 2, 2017, in accordance with all the terms, conditions, and diagrams, contained in the "Request for Fireworks Display Permit" on file in the Office of the Town Clerk of the Town of Lancaster.

This permit expires at 10:30 P.M. on the date specified herein. Any display after 10:30 P.M. is not authorized by this permit.

TOWN OF LANCASTER



Diane M. Terranova
Town Clerk

Seal

Dated: June 23, 2017

cc: Gerald J. Gill, Jr., Police Chief, Town of Lancaster
Robert Eleczko, Fire Chief, Millgrove Vol. Fire Assn. Inc.
Kevin Loftus, Town Attorney
Town Board
Skylighters of New York, LLC

File: fire wks prmt

445

From: Nextdoor Village on The Park <reply@rs.email.nextdoor.com>

Date: June 26, 2017 at 3:17:20 AM EDT

To: [jmetzcoleman/](#)

Subject: New recreational park to be paid for with Recreational fees and grants

Reply-To:

reply+GE4DKMJQHEZDOX3QOJXWI5LDORUW63S7KBHVGVC7GU2TENZZGUYDS===@centralandwalden.nextdoor.com

 Georgia Schlager, Central and Walden

Sports help keep our youths minds and bodies active. They're not vegetating in the house using their electronics or having idle minds which can lead to nefarious things to do or drugs. It's a no-brainer. Purchase the property

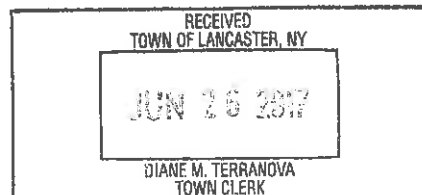


New York State : Support land acquisition for new town
pa...

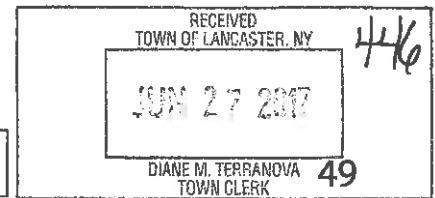
1. We, the undersigned, support the acquisition of land located at
457 Lak...

CHANGE.ORG

Jun 26 in General to 16 neighborhoods



rev 1/22/16



OFFICE USE ONLY
☐ Original ☐ Amended Date _____



State Liquor
Authority

Standardized **NOTICE FORM** for Providing **30-Day Advanced Notice** to a
Local Municipality or Community Board

(Page 1 of 2)

1. Date Notice Was Sent: _____ 1a. Delivered by: _____

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License

☐ New Application ☒ Renewal ☐ Alteration ☐ Corporate Change ☐ Removal ☐ Class Change

For **New** applicants, answer each question below using all information known to date.

For **Renewal** applicants, set forth your approved Method of Operation only.

For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s).

For **Corporate Change** applicants, attach a list of the current and proposed corporate principals.

For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation.

For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type.

This 30-Day Advance Notice is Being Provided to the Clerk of the following Local Municipality or Community Board

3. Name of Municipality or Community Board: **LANCASTER TOWN CLERK**

Applicant/Licensee Information

4. License Serial Number, if Applicable: **3004485** Expiration Date, if Applicable: **09-30-2017**

5. Applicant or Licensee Name: **LANCASTER VFW VETERANS CLUB INC.**

6. Trade Name (if any): **LANCASTER VFW 7275**

7. Street Address of Establishment: **3741 WALDEN AVE.**

8. City, Town or Village: **LANCASTER**, NY Zip Code: **14086**

9. Business Telephone Number of Applicant/Licensee: **716-481-8387**

10. Business Fax Number of Applicant/Licensee: **NONE**

11. Business E-mail of Applicant/Licensee: **NONE**

12. Type(s) of Alcohol sold or to be sold: ☐ Beer & Cider ☐ Wine, Beer & Cider ☒ Liquor, Wine, Beer & Cider

13. Extent of Food Service: ☐ Full food menu; Full Kitchen run by a chef or cook ☒ Menu meets legal minimum food availability requirements; Food prep area at minimum

14. Type of Establishment: **FRATERNAL ORG.**

15. Method of Operation: (Check all that apply)
☐ Seasonal Establishment ☐ Juke Box ☐ Disc Jockey ☐ Recorded Music ☐ Karaoke
☐ Live Music (Give details: i.e. rock bands, acoustic, jazz, etc.): _____
☐ Patron Dancing ☐ Employee Dancing ☐ Exotic Dancing ☐ Topless Entertainment
☐ Video/Arcade Games ☐ Third Party Promoters ☐ Security Personnel
☐ Other (specify): _____

16. Licensed Outdoor Area: (Check all that apply)
☒ None ☐ Patio or Deck ☐ Rooftop ☐ Garden/Grounds ☐ Freestanding Covered Structure
☐ Sidewalk Cafe ☐ Other (specify): _____



**State Liquor
Authority**

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

**Standardized NOTICE FORM for Providing 30-Day Advanced Notice to a
Local Municipality or Community Board**

(Page 2 of 2)

17. List the floor(s) of the building that the establishment is located on: FIRST
18. List the room number(s) the establishment is located in within the building, if appropriate: 2
19. Is the premises located within 500 feet of three or more on-premises liquor establishments? ☐ Yes ☒ No
20. Will the license holder or a manager be physically present within the establishment during all hours of operation? ☒ Yes ☐ No
21. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee.

22. Does the applicant or licensee own the building in which the establishment is located? ☒ Yes (If Yes SKIP 23-26) ☐ No

Owner of the Building in Which the Licensed Establishment is Located

23. Building Owner's Full Name: _____
24. Building Owner's Street Address: _____
25. City, Town or Village: _____ State: _____ Zip Code: _____
26. Business Telephone Number of Building Owner: _____

**Representative or Attorney representing the Applicant in Connection with the
application for a license to traffic in alcohol at the establishment identified in this notice**

27. Representative/Attorney's Full Name: _____
28. Street Address: _____
29. City, Town or Village: _____ State: _____ Zip Code: _____
30. Business Telephone Number of Representative/Attorney: _____
31. Business Email Address: _____

I am the applicant or hold the license or am a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

32. Printed Name: JAMES A. WILK Title: COMMANDER

Signature: X James A. Wilk

June 20, 2017

Supervisor Johanna Coleman
And Honorable Council Members
Town of Lancaster
21 Central Avenue
Lancaster, NY 14086

TC- Fol Comm
OK Fol RES.
(2) 6/20/17

Dear Supervisor Coleman and Honorable Council Members,

I respectfully request a resolution for your consideration to hire Susan Griffith, _____, Lancaster, to the position of part-time Van Driver for the Senior Citizens Center. Her salary will be \$10.00 per hour. This will be effective on June 26, 2017.

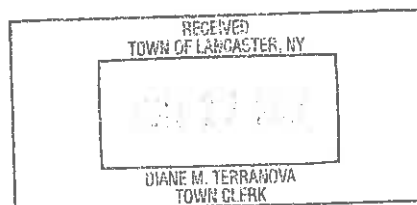
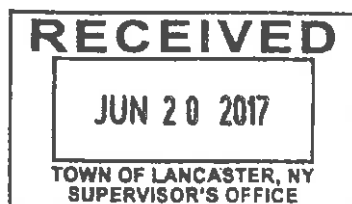
I have received verbal approval from Supervisor Coleman and each of the council members to start Susan Griffith retroactively due to the sudden loss of two drivers, one to retirement and one due to a medical issue.

Should you approve, I would like to request that a resolution be placed on the agenda for the Monday, July 3, 2017, Town Board meeting. If you have any questions or concerns, please contact me at your convenience.

Sincerely,

Marybeth Gianni

Marybeth Gianni
Lancaster Senior Center



448



100 Oxford Avenue
Lancaster, New York 14086
Phone: 685-3498
Fax: 685-3594

TC- FOR COMM
OK FOR RES.
(J) 6/23/17

June 23, 2017

Supervisor Johanna Coleman
And Honorable Council Members
Town of Lancaster
21 Central Avenue
Lancaster, NY 14086

Dear Supervisor Coleman and Honorable Council Members:

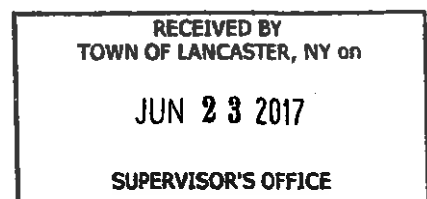
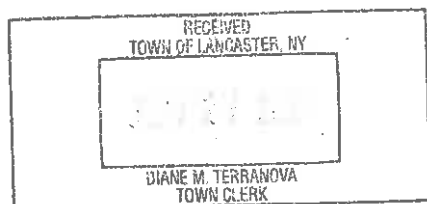
I respectfully request a resolution for your consideration to hire Alan J. Herdzik, _____
_____ Lancaster, to the position of part time van driver for the Senior Citizens Center. His
salary will be \$10.00 per hour. This will be effective on 07/05/2017.

Should you approve, I would like to request that a resolution be placed on the agenda for the
Monday, July 3, 2017, town Board meeting. If you have any questions or concerns, please
contact me at your convenience.

Sincerely,

MaryBeth Gianni

MaryBeth Gianni



SUPERVISOR

Johanna M. Coleman

COUNCIL MEMBERS

John M. Abraham Jr.
Dawn Gaczewski
Ronald Ruffino Sr
Matthew Walter



Department of Parks,
Recreation & Forestry

Park Crew Chief
Mark D. Lubera

525 Pavement Road
Lancaster, NY 14086
716-684-3320 phone
716-685-3497 fax

June 23, 2017

Supervisor Johanna Coleman
and Honorable Council Members
Town of Lancaster
21 Central Avenue
Lancaster, NY 14086

TC - FOR COMM
OK - FOR RES.
JH for JMC
6/27/16

Dear Supervisor Coleman and Honorable Council Members:

I respectfully submit the following individual for your consideration to be appointed at the July 3, 2017, Town Board meeting to the position of part-time temporary seasonal employee for the summer of 2017 in the Parks, Recreation & Forestry Department, without benefits. This is to correct her title and start date.

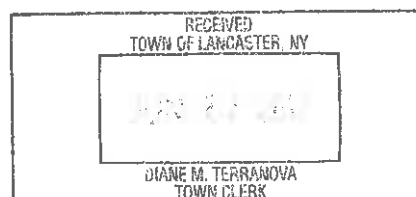
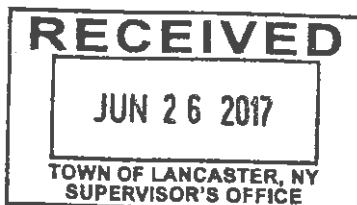
<u>NAME</u>	<u>POSITION</u>	<u>PAY RATE/HR.</u>	<u>EFFECTIVE</u>
Gretchen Galliford _____, Bowmansville	Recreation Director	\$18.00	June 20, 2017

Thank you for your anticipated cooperation.

Sincerely,

Mark D. Lubera
Park Crew Chief

MDL:jw





Town of Lancaster

OFFICE OF THE TOWN ATTORNEY

21 Central Avenue
Lancaster, New York 14086
(716) 684-3342
Fax: (716) 681-7475

KEVIN E. LOFTUS, JR.

Town Attorney
kloftus@lancasterny.gov

Leza E. Braun
Legal Assistant

June 26, 2017

Honorable Town Board
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086

Planning Board
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086

RE: Giorgio's Limousine #7026
5464 Genesee Street
Town of Lancaster, County of Erie

Dear Town Board and Planning Board Members:

Enclosed please find an email SEQR response dated June 26, 2017 from the New York State Department of Environmental Conservation on the above-referenced project for your review.

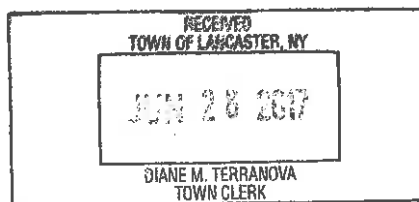
Should you have any questions or concerns, please call me.

Very truly yours,

Kevin E. Loftus, Esq.
Town Attorney
KEL:lb

Enc.

CC: Supervisor
Building Inspector
Town Clerk
Town Engineer



NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Permits, Region 9
270 Michigan Avenue, Buffalo, NY 14203-2915
P: (716) 851-7165 | F: (716) 851-7168
www.dec.ny.gov

June 26, 2017

Mr. Kevin E. Loftus, Town Attorney
Town of Lancaster
21 Central Ave.
Lancaster, New York 14086

Dear Mr. Loftus:

SEQR Lead Agency Designation
Giorgio's Limousine Service
5464 Genesee Street
Town of Lancaster, Erie County

In response to your May 15, 2017 letter regarding the above-noted, please be advised of the following:

This proposal includes an oil/water separator to treat wastewater from floor drains. Based on the location provided, it was determined that the property is within an existing sewer district. Facilities within the District are required to connect to the public sanitary sewer system rather than create an on-site treatment system.

We concur that the Town of Lancaster should act as SEQR Lead Agency, since the environmental impacts of the proposal are primarily of local significance. If you have any questions, please contact Mr. Bruno DiBella or me at (716) 851-7165.

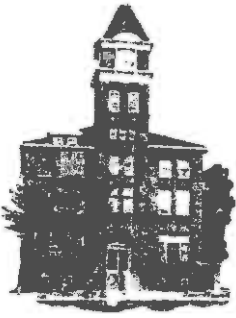
Sincerely,



David S. Denk
Regional Permit Administrator



Department of
Environmental
Conservation



Town of Lancaster

OFFICE OF THE TOWN ATTORNEY

21 Central Avenue
Lancaster, New York 14086
(716) 684-3342
Fax: (716) 681-7475

KEVIN E. LOFTUS, JR.

Town Attorney
kloftus@lancasterny.gov

Leza E. Braun

Legal Assistant

June 28, 2017

Honorable Town Board
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086

Planning Board
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086

RE: Giorgio's Limousine #7026
5464 Genesee Street
Town of Lancaster, County of Erie

Dear Town Board and Planning Board Members:

Enclosed please find an email SEQR response dated June 27, 2017 from the New York State Department of Transportation on the above-referenced project for your review.

Should you have any questions or concerns, please call me.

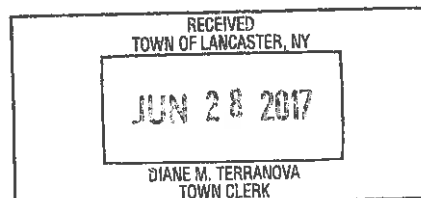
Very truly yours,

Kevin E. Loftus, Esq.
Town Attorney

KEL:lb

Enc.

CC: Supervisor
Building Inspector
Town Clerk
Town Engineer



Leza Braun

From: Rutkowski, Edward (DOT) <Edward.Rutkowski@dot.ny.gov>
Sent: Tuesday, June 27, 2017 2:59 PM
To: Kevin Loftus
Cc: Leza Braun
Subject: 5464 Genesee St., Georgio Limousine Project, Addition of a 3 Bay Garage, Lancaster
Attachments: SKMBT_C36417062311590.pdf

Importance: High

Kevin,

New York State Department of Transportation (NYSDOT) reviewed the information submitted for the subject project and has the following comments:

- NYSDOT concurs with the Town of Lancaster acting as the Lead Agency.
- This project will not have a significant impact on the State Highway System. We would like to review a Site Plan when one is available to review access onto Genesee Street.
- A NYSDOT Highway Work Permit will be required if any work is located within the State Highway ROW. Detailed plans would be required for the Highway Work Permit, if necessary, and additional site engineering review will be performed as part of the permit process.

If you have any questions please contact me either by email or phone.

Sincerely,
Ed Rutkowski

Edward S. Rutkowski, P. E.
SEQR/Site Plan Review Coordinator
NYSDOT - Region 5
100 Seneca Street
Buffalo, New York 14203
716-847-3575



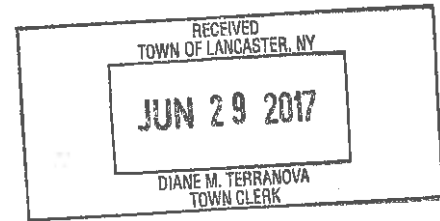


Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

452



June 21, 2017

Planning Board Members:

Neil Connelly, Chairman
Rebecca Anderson
Anthony Gorski
Joseph Keefe
Lawrence Korzeniewski
Kristin McCracken
Melvin Szymanski

Town Board Members:

Johanna Coleman, Supervisor
John M. Abraham, Jr.
Dawn Gaczewski
Ronald Ruffino, Sr.
Matthew Walter

Engineering Consultant:

Robert Harris, Wm. Schutt & Associates

Town Attorney:

Kevin E. Loftus

Town Highway Superintendent:

Daniel J. Amatura

Building & Zoning Inspector:

Matthew Fischione

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held June 21, 2017. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Neil R. Connelly
Planning Board Chairman

NRC:cm

Encl.

A meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the 21st day of June 2017 at 7:00 P.M. and there were present:

PRESENT: Neil Connelly, Chairman
Rebecca Anderson, Member
Anthony Gorski, Member
Joseph Keefe, Member
Lawrence Korzeniewski, Member
Melvin Szymanski, Member

EXCUSED: Kristin McCracken, Member

ABSENT: None

ALSO PRESENT: None

Town Board Members: John M. Abraham, Jr.
Dawn Gaczewski

Other Elected Officials: None

Town Staff: Robert Harris, Engineering Consultant-Wm. Schutt & Assoc.
Kevin Loftus, Town Attorney
Matthew Fischione, Code Enforcement Officer
Cynthia Maciejewski, Recording Secretary

Meeting called to order by Chair Connelly at 7:00 P.M.

Pledge of Allegiance led by Kevin Loftus

Minutes - A motion was made by Rebecca Anderson to approve the minutes from the June 7, 2017 Planning Board Meeting. Motion seconded by Lawrence Korzeniewski and unanimously carried.

Town of Lancaster Planning Board
Communications-June 21, 2017

- 6.21.01 MRC minutes of 6/05/17.
- 6.21.02 Notice of public hearing to be held 6/19/17 regarding 4 Special Use Permits for Basil Chevrolet.
- 6.21.03 Notice of public hearing to be held 6/19/17 regarding Special Use Permit/Site Plan Approval for telecommunications tower at 5393 William St.
- 6.21.04 Copy of resolution adopted by Town Board on 6/05/17 granting renewal of Special Use Permit for 5077 Transit Rd., JBC Properties.
- 6.21.05 Copy of resolution adopted by Town Board on 6/05/17 approving the subdivision known as Pleasant View Estates 3-Lot Development.
- 6.21.06 Letter dated 6/07/17 from Dan Amatura indicating no concerns regarding Angry Buffalo/ Sports Garden Arena.
- 6.21.07 Letter dated 6/07/17 from Dan Amatura indicating no concerns regarding Small Business Accelerator facility.
- 6.21.08 Letter dated 6/07/17 from Dan Amatura requesting the entrance to Hidden Meadows Phase 2 from Deepwood be blocked off until all construction is completed.
- 6.21.09 Minutes of ZBA meeting of 6/08/17.
- 6.21.10 Letter dated 6/14/17 from Kenneth Zollitsch, Greenman-Pedersen, with review and responses to Robert Harris, Town Engineer, regarding Summerfield Farms, Phase 8.
- 6.21.11 SEQR response dated 5/31/17 from EC DPW regarding Summerfield Farms 8.
- 6.21.12 SEQR response dated 6/06/17 from EC DPW regarding Deep South Taco.
- 6.21.13 SEQR response dated 6/05/17 from NYSDOT regarding Pleasant View Estates – 3 Lot subdivision.

- 6.21.14 SEQR response dated 6/06/17 from NYSDEC regarding site plan Como Park Blvd. at Penora St.
- 6.21.15 SEQR response dated 6/05/17 from NYSDEC regarding 5680 Broadway, non-conforming units.
- 6.21.16 SEQR response dated 6/07/17 from NYSDEC regarding Deep South Taco.
- 6.21.17 Notice of SEQR review to be held Monday, 6/19/17 at 6:15 P.M. for Angry Buffalo.
- 6.21.18 Memo dated 6/16/17 from Mark Lubera, Park Crew Chief with comments regarding ALDI Food Store, 4931 Transit Rd.
- 6.21.19 Memo dated 6/19/17 from Mark Lubera, Park Crew Chief with comments regarding Small Business Accelerator Facility, Lancaster Pkwy.
- 6.21.20 Letter dated 6/21/17 from Robert Harris, Town Engineer with comments regarding Como Park Townhomes, Como Park Blvd.
- 6.21.21 Letter dated 6/21/17 from Robert Harris, Town Engineer with comments regarding Business Accelerator, Lancaster Pkwy.
- 6.21.22 SEQR response dated 5/11/17 from EC Department of Environment and Planning regarding site plan Como Park Blvd. at Penora St.
- 6.21.23 SEQR response dated 6/19/17 from NYSDEC regarding Summerfield Farms Phase 8.
- 6.21.24 SEQR response dated 6/19/17 from NYSDEC regarding rezone for Children's Castle expansion.

There are two training opportunities for the Planning Board Members:

- Thursday, June 29th at the Erie County Fire Academy from 6-9:15p.m.
- Monday, July 31st at Byrnclyff Resort from 9:15a.m.-3:45p.m.

PRELIMINARY PLAT PLAN REVIEW-PROJECT #3041 "SUMMERFIELD FARMS PHASE 8" LOCATED SOUTH OF WILLIAM STREET 55+/- SINGLE FAMILY PATIO HOMES RESIDENTIAL SUBDIVISION.

Kenneth Zollitsch of GPI Inc. and Dave DePaolo of Fairway Hills Development presented the final phase of Summerfield Farms. Phase 8 will have 55 patio homes on a private road.

Utilities- The waterlines for the development will be private. The homes will use public sewer coordinated through Erie County Sewer District.

Drainage-The Storm Water Detention for Phase 6 was designed to accommodate phase 8. In general, all engineering comments have been addressed including the rear yard drainage.

Landscape plan-A buffer will be installed along William Street and Avian Way.

Traffic study-Erie County is requiring a traffic study to be done preferably during the school year. The study will begin in September. All phases will be included in the traffic study to show the cumulative effect of Summerfield Farms.

Wetland permit-The wetland permit has been applied for through the DEC but will not be issued until the SEQR is approved. The applicant feels a level of comfort that the permit will be issued.

Sidewalk-A sidewalk waiver will be required due to the property being zoned as a residential district. There will not be sidewalks along the private road but only at the public right of way. They will have a gutter style curb.

Phase 8 is similar to the approved Summer Wind phase. Phase 8 will require a public hearing which can be scheduled for July 19th.

SITE PLAN REVIEW-PROJECT #1666 TOWNHOUSE DEVELOPMENT LOCATED ON COMO PARK BLVD. WEST OF PENORA STREET. SINGLE STORY 6 UNIT ATTACHED TOWNHOUSE WITH SITE IMPROVEMENTS.

Ralph Lorigo and Chris Streng returned to the Planning Board for Site Plan approval and presented photos of the wall facing Como Park Blvd. The building will be owned by the applicant and the units will be rented for approximately \$1500. each. The businesses adjacent to this project have all been developed by this applicant.

Landscaping/buffer-The fence has been eliminated along the east side of the property and a tree line of heavy bushes will be planted. The buffer to the south will be kept natural.

Engineering-According to Chris Streng, there was a letter submitted from the Army Corp of Engineers stating that the wetlands are delineated non-jurisdictional and had an expiration date of 2016. A copy of this letter is being requested by Robert Harris. The expiration of this letter needs to be clarified. If necessary Chris Streng will provide a new letter from the Army Corp of Engineers if the permit is in fact

expired. Design changes were made and the drainage removed along the east property line. The remedy, although expensive, could be to increase the underground storage capacity. With the use of the pond the plan is marginally in compliance with town requirements. The retention pond is very close to the public sidewalk and although it does not need to be fenced, the depth has been reduced by 4 inches. The site is too flat for surface drainage to work and the land needs to be pitched away from the neighboring properties. There are too many areas where water will pond and not go up hill to drain. More of an attempt needs to be made to satisfy the requirement of green infrastructure. Water service calculations needs to be provided for review for Site Plan approval. Computations of the water pressure must be provided in report form to establish substantial pressure.

EC Department of Environment and Planning-Comment letter stated concern for the serious effect of this project.

Waste disposal- Garbage cans will be used for garbage pickup by Waste Management. The cans will be located on the west side of the driveway for pickup.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Lawrence Korzeniewski to table the project based on the Engineering concerns being satisfied. Motion seconded by Melvin Szymanski.

Roll call as follows:

Chairman Connelly-Yes
Rebecca Anderson-Yes
Anthony Gorski-Yes
Joseph Keefe-Yes

Lawrence Korzeniewski-Yes
Kristin McCracken-Excused
Melvin Szymanski-Yes

Motion carried.

SITE PLAN REVIEW-PROJECT #1686 BUFFALO VASCULAR (BVC) LOCATED AT 6337 TRANSIT ROAD. PAVED PARKING LOT EXPANSION OF 4,200 SQ FT.

Engineering-Andy Marino of Tredo Engineers has addressed all of the computations for storage and Robert Harris is comfortable with the Storm Water. Therefore the engineering is satisfied.

Roadway use-The use of the Benderson road was noted and the applicant will need to deal with Benderson if they are approached.

Parking spaces-There are two employee parking spaces that are not easy to maneuver. The parking spots are parallel parking spaces and they do meet code. The site does exceed the amount of parking spaces required.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Melvin Szymanski to recommend approval to the Town Board. Motion seconded by Anthony Gorski.

Roll call as follows:

Chairman Connelly-Yes

Rebecca Anderson-Yes

Anthony Gorski-Yes

Joseph Keefe-Yes

Lawrence Korzeniewski-Yes

Kristin McCracken-Excused

Melvin Szymanski-Yes

Motion carried.

CONCEPT PLAN FOR PUBLIC HEARING FOR REZONE-THE ROCK CHILD CARE CENTER LOCATED AT 0 WALDEN AVENUE. CONSTRUCTION OF A 20,245 SQ FT CHILD CARE CENTER. CURRENTLY ZONED RCO-RESIDENTIAL COMMERCIAL OFFICE TO PROPOSED NB-NEIGHBORHOOD BUSINESS.

Jeffrey Palumbo of Barclay Damon, Beth Buscaglia of Buscaglia Architects and Darlene Bartlett, Owner presented a new site plan for rezone approval. The new plan eliminates the ice cream stand, enlarges the size of the children center and removes the curb cut onto Quail Run Lane. The area marked as Future Development is only there to show up front that there is a possibility in the future to develop that portion of the parcel. There are no immediate plans and for now the land will be used by the children as a play area. The area could be used for a future expansion or a playground. At this time due to financial limitations there is no plan for development. The applicant offered to deed restrict a number of activities allowed in NB zoning, including an ice cream stand. The larger center is to help make up the loss of revenue from not operating the ice cream stand.

Deed restrictions-Putting restrictions on the property decreases the use and value of the property in the future if it were to be sold. All future development and expansion would need to go through site plan approval. Businesses and rezones are not forever. A 30 year vision is far enough to satisfy the needs and concerns of the community. No future building would face Quail Run Lane. This financial investment is not being made for the purpose of selling the property for a change in use.

Master Plan-Mr. Palumbo stated that additional deed restrictions were not fair to his client and if it fit in with the Master Plan that it should be allowed. According to Mr. Palumbo, unless there is a moratorium on all rezoning in the Town during the Master Plan Review, it is inappropriate to deny a rezone due to the review. The adjoining parcel is zoned NB. A restaurant and/or drug store are the type of business to be located on Walden Avenue.

Adjoining lots-The parcel that has Children's Kastle will not be combined with the parcel where The Rock will be located. No third parcel will be split off for future development.

Traffic-A turning lane from Walden Avenue is not warranted as per New York State. Conditions there do not meet the threshold for a change to be made. There is a concern from Councilmember Gaczewski that vehicles could park on Quail Run Lane due to the heavy traffic on Walden Avenue.

Fence-A 6' high board on board fence will be placed along the rear property line with no access to the neighboring property.

Lighting-Lighting on site will be directed downward.

Hours of Operation-The Center will be open Monday –Friday from 6:45a.m. -5:45p.m. The center is also open in the evenings for staff meetings, parent meetings and training.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Joseph Keefe to recommend rezone approval to the Town Board with the following conditions:

1. No curb cut onto Quail Run Lane
2. Two parcels will be maintained and a third will not be split off for future development
3. Deed restrictions on the use and type of stores that will not be allowed to operate:
 - a. Food store
 - b. Bakery and confectionary shops, including the manufacture of baked and confectionery goods primarily for on-site retail sale
 - c. Restaurant
 - d. Drugstore
 - e. Liquor store
 - f. Home garden store
 - g. Laundromat, cleaning and dyeing outlets and pickup station
 - h. Cigars and cigarettes
 - i. Hardware store

Motion seconded by Anthony Gorski.

Roll call as follows:

Chairman Connelly-No

Rebecca Anderson-Yes

Anthony Gorski-Yes

Joseph Keefe-Yes

Lawrence Korzeniewski-Yes

Kristin McCracken-Excused

Melvin Szymanski-Yes

Motion carried.

SITE PLAN REVIEW-PROJECT #3967 SMALL BUSINESS ACCELERATOR FACILITY. LOCATED AT SBL #94.00-3-32.11, LANCASTER PARKWAY NEAR PAVEMENT ROAD.

Steven Mountain, P.E. of Mountain Engineering and Keith Wilkinson Sr. and Keith Wilkinson Jr., Owners presented a 14,400 sq. ft. building on a 1 acre area of a 5 acre parcel.

Zoning-All businesses operating would need to conform to zoning codes. Tenants will need to be issued an Operational Permit prior to occupying the premises. The marquee sign will be used to identify tenants.

Engineering-Submittal of the details and design of the backflow preventer will abide by all local regulations and will be submitted for approval after Planning Board's site plan approval. Robert Harris felt this was acceptable. Parking spaces are provided on a subbase behind the building, away from the road, and not on a paved surface.

Landscaping-The landscape plan was accepted by Mark Lubera, Park Crew Chief.

Driveway-The driveway in will only measure 20' in width due to the narrowness of the site. There will be parking on only one side of the road.

DETERMINATION

Based on the information presented to the Planning Board, a motion was made by Rebecca Anderson to recommend approval to the Town Board with the following condition:

1. Each incubator will need separate approvals by the Code Enforcement Officer

Motion seconded by Joseph Keefe.

Roll call as follows:

Chairman Connelly-Yes

Lawrence Korzeniewski-Yes

Rebecca Anderson-Yes

Kristin McCracken-Excused

Anthony Gorski-Yes

Melvin Szymanski-Yes

Joseph Keefe-Yes

Motion carried.

Other items discussed

Based on the information presented to the Planning Board, a motion was made by Chair Connelly to recommend the Solar Ordinance to the Town Board. Motion seconded by Rebecca Anderson.

Roll call as follows:

Chairman Connelly-Yes

Lawrence Korzeniewski-Yes

Rebecca Anderson-Yes

Kristin McCracken-Excused

Anthony Gorski-Yes

Melvin Szymanski-Yes

Joseph Keefe-Yes

Motion carried.

There will be no MRC meeting on July 3, 2017.

At 8:26p.m. a motion was made by Rebecca Anderson to adjourn the meeting. Motion seconded by Joseph Keefe and unanimously carried.



Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

MEMO

TO: Honorable Town Board
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: June 21, 2017

RE: Buffalo Vascular (BVC)

PROJECT#: 1686

LOCATION: 6337 Transit Road

TYPE: Site Plan

RECOMMENDATION: Approve

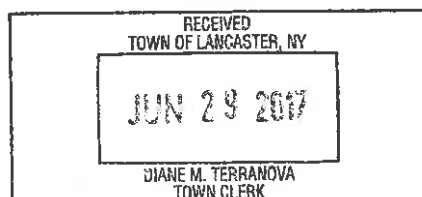
Roll call vote:

Chair Connelly-Yes
Rebecca Anderson-Yes
Anthony Gorski-Yes
Joseph Keefe-Yes

Lawrence Korzeniewski-Yes
Kristin McCracken-Excused
Melvin Szymanski-Yes

CONDITIONS: None

COMMENTS: None





Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

MEMO

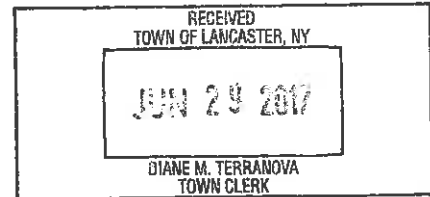
TO: Honorable Town Board
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: June 21, 2017

RE: The Rock Child Care Center

PROJECT#: N/A



LOCATION: 0 Walden Avenue

TYPE: Rezone

RECOMMENDATION: Approve
Roll call vote:
Chair Connelly-No Lawrence Korzeniewski-Yes
Rebecca Anderson-Yes Kristin McCracken-Excused
Anthony Gorski-Yes Melvin Szymanski-Yes
Joseph Keefe-Yes

CONDITIONS:

1. No curb cut onto Quail Run Lane
2. Two parcels will be maintained and a third will not be split off for future development
3. Deed restrictions on the use and type of stores that will not be allowed to operate:
 - a. Food store
 - b. Bakery and confectionary shops, including the manufacture of baked and confectionery goods primarily for on-site retail sale
 - c. Restaurant
 - d. Drugstore
 - e. Liquor store
 - f. Home garden store
 - g. Laundromat, cleaning and dyeing outlets and pickup station
 - h. Cigars and cigarettes
 - i. Hardware store

COMMENTS: None



Town of Lancaster

TOWN PLANNING BOARD

21 Central Avenue
LANCASTER, NEW YORK 14086

MEMO

TO: Honorable Town Board
Town of Lancaster

FROM: The Town of Lancaster Planning Board

DATE: June 21, 2017

RE: Small Business Accelerator Facility

PROJECT#: 3967

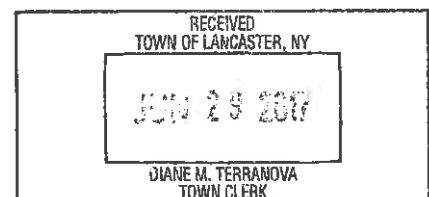
LOCATION: 0 Lancaster Parkway S.B.L. 94.00-3-32.11

TYPE: Site Plan Review

RECOMMENDATION: Approve
Roll call vote:
Chair Connelly-Yes Lawrence Korzeniewski-Yes
Rebecca Anderson-Yes Kristin McCracken-Excused
Anthony Gorski-Yes Melvin Szymanski-Yes
Joseph Keefe-Yes

CONDITIONS: 1. Every incubator will need separate approvals by the Code Enforcement Officer

COMMENTS: None





Lancaster Police Department
Criminal Justice Building
Lancaster Town Center – 525 Pavement Road
Lancaster, New York 14086



Gerald J. Gill Jr., Chief of Police

Police Department
Phone : 716-683-2800
Fax: 716-681-2352

Detective Bureau:
Phone: 716-683-3120
Fax: 716-681-6779

June 28, 2017

Honorable Town Board
21 Central Avenue
Lancaster, NY 14086

Re: Training course

T.C. FOR COMM.

OK FOR RESO.

JK for IMC

Dear Honorable Members of the Town Board,

I would appreciate your support in sponsoring a resolution allowing the Department to send a detective to the following training course that would be paid for out of the current Police Department budget/funds:

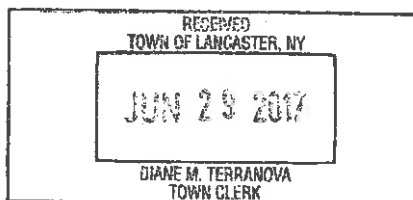
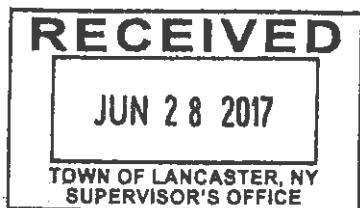
- Send Detective Richard Kotlak to the 30th Annual Colonel Henry F. Williams Homicide Seminar hosted by the New York State Police from September 11-15, 2017 in Albany, NY. The cost of this seminar is \$1550.00. As per Section 6.14 of the C.B.A., the detective would also be entitled to reimbursement of any meal expenses each day that are not covered by the seminar program (most of the meals are included in the cost). The detective would be using his assigned Department vehicle to drive to and from the seminar. An estimated cost of meals and gas for the week is \$150. The total cost to the Town not to exceed \$1700.00.

Should you need any further information regarding this request, please contact me.

Sincerely yours,

William J. Karn Jr.

William J. Karn Jr.
Detective Captain
Lancaster Police Department
(716)683-3120 (ext. 112)
wkarn@police.lancasterny.gov



SUPERVISOR
Johanna M. Coleman

COUNCIL MEMBERS

John M. Abraham Jr.
Dawn Gaczewski
Ronald Ruffino Sr
Matthew Walter



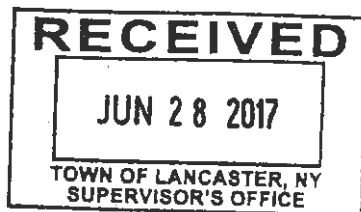
Department of Parks,
Recreation & Forestry

Park Crew Chief
Mark D. Lubera

525 Pavement Road
Lancaster, NY 14086
716-684-3320 phone
716-685-3497 fax

June 28, 2017

Supervisor Johanna Coleman
and Honorable Council Members
Town of Lancaster
21 Central Avenue
Lancaster, NY 14086

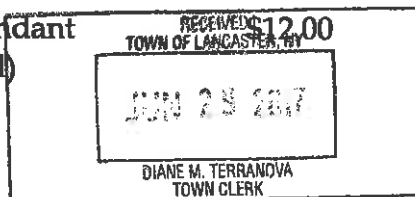


T.C. FOR COM.
(Signature) for JMC

Dear Supervisor Coleman and Honorable Council Members:

I respectfully submit the following individuals for your consideration to be appointed to the position of part-time temporary seasonal employees for the summer of 2017 in the Parks, Recreation & Forestry Department, without benefits.

<u>NAME</u>	<u>POSITION</u>	<u>PAY RATE/HR.</u>	<u>EFFECTIVE</u>
Brittany Heist (rehire) _____, Lancaster	Recreation Attendant (Girls Basketball Supervisor)	\$21.00	July 24, 2017
Madelynn Stearns (new hire) _____, Clarence	Recreation Attendant (Girls Basketball)	\$12.00	July 24, 2017
Hanna Wozniak (rehire) _____, Lancaster	Recreation Attendant (Girls Basketball)	\$12.00	July 24, 2017
Molly Mahony (rehire) _____, Lancaster	Recreation Attendant (Girls Basketball)	\$12.00	July 24, 2017
Camryn Lucarelli (new hire) _____, Depew	Recreation Attendant (Girls Basketball)	\$12.00	June 27, 2017
Hannah Kirsits (new hire) _____, Lancaster	Recreation Attendant (Girls Basketball)	\$12.00	June 27, 2017
Madison Pepke (new hire) _____, Lancaster	Recreation Attendant (Girls Basketball)	\$12.00	June 27, 2017

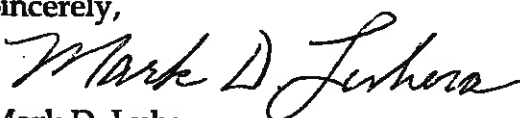


<u>NAME</u>	<u>POSITION</u>	<u>PAY RATE/HR.</u>	<u>EFFECTIVE</u>
Anthony Piccolo (rehire) _____ Lancaster	Recreation Attendant (Boys Basketball Supervisor)	\$21.00	June 27, 2017
Andrew Helenbrook (rehire) _____ Lancaster	Recreation Attendant (Boys Basketball)	\$12.00	June 27, 2017
Connor Duck (new hire) _____, Lancaster	Recreation Attendant (Boys Basketball)	\$12.00	June 27, 2017
Jacob Kaska (new hire) _____ Lancaster	Recreation Attendant (Boys Basketball)	\$12.00	June 27, 2017
Matthew Garry (new hire) _____, Depew	Recreation Attendant (Boys Basketball)	\$12.00	June 27, 2017
Joseph Mescall (rehire) _____ Lancaster	Recreation Attendant (Boys Basketball)	\$12.00	July 24, 2017
Jay Bauman (new hire) _____ Lancaster	Recreation Attendant (Boys Basketball)	\$12.00	July 24, 2017
Michael Marrano (rehire) _____ Lancaster	Recreation Attendant (Boys Basketball)	\$12.00	June 27, 2017
Matthew Lapiana (rehire) _____ Lancaster	Recreation Attendant (Boys Basketball)	\$12.00	June 27, 2017
Kaitlyn Becht (new hire) _____ Lancaster	Recreation Attendant (Girls Volleyball)	\$12.00	July 5, 2017

Following your approval or disapproval, we will notify the applicants of your decision. Very often a candidate may decline the appointed position and a future resolution may be necessary to replace these positions.

Thank you for your anticipated cooperation.

Sincerely,



Mark D. Lubera
Park Crew Chief



Town of Amherst Planning Department

Erie County, New York

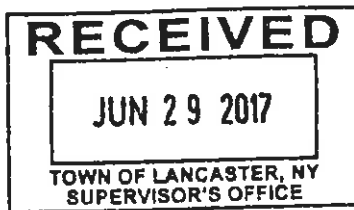
TC : FOR COMMUNICATIONS



Barry A. Weinstein, MD
Supervisor

Eric W. Gillert, AICP
Planning Director

Daniel C. Howard, AICP
Acting Assistant Planning Director



LEAD AGENCY STATUS FOR STATE ENVIRONMENTAL QUALITY REVIEW PROCEDURE

Amendment to Zoning Code – Definition of “Family”
Town of Amherst, New York
June 23, 2017

Enclosed please find an Environmental Assessment Form Parts 1 and 2 and draft local law to amend the definition of “family” in the Amherst Zoning Ordinance. The petitioner is the Town of Amherst, 5583 Main Street, Williamsville, NY 14221.

The proposed amendments are presented in the attached draft of the local law that would amend Section 203-2-4 of the Town Zoning Ordinance.

This project is a Type I action pursuant to Part 617.2 of Article 8 (State Environmental Quality Review) of the Environmental Conservation Law and Local Law 3-1982.

By this letter the Town requests Lead Agency in the SEQR process for the proposed action. Please advise if your agency agrees with the Town acting as Lead Agency and if you have any concerns or comments. Please contact Ellen Kost, Associate Planner in the Town of Amherst Planning Department, for any additional information you may require (716-631-7051).

X/Current Planning/Files/Text Amendments/ZTA-2017-02/Lead Agency – Definition of Family
Attachments

cc: Erie County Dept. of Environment & Planning
Town Building Commissioner
Town Engineer
Town Attorney
Town Clerk
Amherst Conservation Advisory Council
Niagara County
City of Buffalo
Town of Clarence
Town of Cheektowaga
Town of Pendleton
Town of Lancaster
Town of Tonawanda
City of North Tonawanda
Town of Wheatfield
Village of Williamsville



TOWN OF AMHERST PLANNING DEPARTMENT
Comprehensive Plan And Zoning Text Amendment Application

File # ZTA-2017-02

1. Amend Comprehensive Plan ☐
2. Zoning Code Text Amendment ☒
3. Other ☐ _____

PETITIONER:

- ☒ Town Board
- ☐ Planning Board
- ☐ Zoning Board of Appeals
- ☐ Commissioner of Building
- ☐ Planning Director

Sections Proposed to be Amended: (Attach sheets as necessary.)

Section 203-2-4 Specific Terms

Description of Amendments: (Attached sheets as necessary.)

Revision to the definition of "family"

Materials Received by
Planning Department

Emu 6-23-17
RECEIVED BY DATE

Materials Filed with
Town Clerk

ACCEPTED BY DATE

LOCAL LAW NO. ____-2017

**TOWN OF AMHERST
COUNTY OF ERIE, STATE OF NEW YORK**

**A Local Law Making Text Amendments To Chapter 203 Of The Code Of The Town Of
Amherst, The Zoning Ordinance As Adopted By Local Law 6-2006, To Amend The
Definition of the Word Family**

Be it enacted by the Town Board of the Town of Amherst as follows:

Section 1. Title

This Local Law shall be referred to as, "A Local Law Making Text Amendments To Chapter 203 Of The Code Of The Town Of Amherst, The Zoning Ordinance As Adopted By Local Law 6-2006, To Amend The Definition of the Word Family."

Section 2.

Section 203-2-4 of Chapter 203 of the Code of the Town of Amherst is hereby amended to revise the definition of family as follows:

FAMILY

~~Any number of individuals living together as a single housekeeping unit; 1) who are related by blood, marriage or adoption; or 2) although not related by blood, marriage or adoption, whose living arrangements are the functional equivalent of a traditional family.~~

FAMILY

- (1) The following groups shall be considered a family:**
 - (a) Any number of persons related by blood, marriage, legal adoption or legal foster relationship, living and cooking together as a single, nonprofit housekeeping unit.**
 - (b) Four or more persons occupying a single dwelling unit and living together as a traditional family or the functional equivalent of a traditional family.**
- (2) It shall be presumed that four or more persons living in a single nonprofit dwelling who are not related by blood, marriage, legal adoption or legal foster relationship do not constitute the functional**

equivalent of a traditional family. This presumption can be overcome only by a showing that, under the standards enumerated in Subsection (2) hereof, the group constitutes the functional equivalent of a traditional family. A determination as to the status of such group may be made in the first instance by the Chief Building Inspector or his designee, or on appeal from an order, requirement, decision or determination made by him, by the Zoning Board of Appeals in conformance with this Chapter 203 of the Amherst Town Code.

- (2) In determining whether four or more persons living in a single nonprofit dwelling who are not related by blood, marriage, legal adoption or legal foster relationship constitute a family pursuant to Subsection (1), the following factors shall be evaluated:
 - (a) The group is one which lives and cooks together as a single housekeeping unit, shares expenses for food, rent, ownership costs, utilities, and other household expenses. A unit in which the various occupants act as separate roomers may not be deemed to be occupied by a family.
 - (b) The group is of a permanent and stable nature and is neither a framework for transient or seasonal living nor merely an association or relationship which is transient or seasonal in nature. Nothing herein shall preclude the seasonal use of a dwelling unit by a group which otherwise meets the standards of this subsection as its permanent residence. Evidence of such permanence and stability includes, but is not limited to:
 - [1] The presence of minor children regularly residing in the household who are enrolled in a school or are being home-schooled;
 - [2] Members of the household have the same address for the purposes of voter registration, drivers' licenses, motor vehicle registration, filing of taxes and delivery of mail.
 - [3] Members of the household who are employed in the area.
 - [4] The household has been living together as a unit for a year or more, whether in the current dwelling or in other dwelling units.
 - [5] The existence of a head of the household that cares for the occupants in a family-like living arrangement.

- [6] Common ownership of furniture and appliances among the members of the household.
- [7] Any other factors reasonably related to whether or not the occupants are the functional equivalent of a family.
- (c) All other requirements of this chapter regarding the use and occupancy of a residence for one family dwelling shall be complied with.
- (d) Any determination under this subsection shall be limited to the status of a particular group of persons as a family and shall not be interpreted as authorizing any other use, occupancy or activity.
- (e) In no case shall a residence for a single family be occupied by more than the number of persons permitted under the standards presented in this chapter.
- (f) Floor plans of the dwelling unit shall be submitted to the Building Commissioner Inspector or his designee, and on appeal, if necessary, to the Zoning Board of Appeals, and must conform to all Town and state laws, regulations and codes.
- (g) There shall be at least one room which is not designed as conventional bedroom, bathroom, foyer, storage area or closet.
- (h) The Building Commissioner, or his designee, or the Zoning Board of Appeals may impose such conditions and safeguards as it shall deem reasonable, necessary and/or advisable in order to maintain the stability and character of the neighborhood and protect the health, safety and welfare of the community.

Section 3. Effective Date

This Local Law shall take effect immediately and be filed in the Office of the Secretary of State in accordance with Section 27 of the Municipal Home Rule Law and published pursuant to Section 130 of the Town Law and Chapter 28 of the Code of the Town of Amherst.

**Marjory Jaeger, Town Clerk
Town of Amherst
County of Erie, State of New York**

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Town of Amherst Zoning Code Text Amendment		
Project Location (describe, and attach a general location map): Town of Amherst, Erie County		
Brief Description of Proposed Action (include purpose or need): Amendment to Section 203-2-4 ("Specific Terms") of the Town of Amherst Zoning Code to revise the definition of "family". Proposed local law is attached.		
Name of Applicant/Sponsor: Town of Amherst	Telephone: (716) 631-7051	
	E-Mail: egillert@amherst.ny.us	
Address: 5583 Main Street		
City/PO: Williamsville	State: NY	Zip Code: 14221
Project Contact (if not same as sponsor; give name and title/role): Eric W. Gillert, AICP, Planning Director	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board approval	TBD
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Planning Board recommendation	August 2017
c. City Council, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Erie County Dept. of Environment & Planning - GML 239 review	August 2017
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☒ Yes ☐ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☐ Yes ☒ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☐ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

NYS Heritage Areas: West Erie Canal Corridor

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? All zoning classifications as specified in Amherst Zoning Ordinance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<hr/>	
b. Is the use permitted or allowed by a special or conditional use permit?	<input type="checkbox"/> Yes <input type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes,	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
i. What is the proposed new zoning for the site? <hr/>	
C.4. Existing community services.	
a. In what school district is the project site located? <u>Amherst, Clarence, Sweet Home, Williamsville</u>	
b. What police or other public protection forces serve the project site? <u>Amherst Police Dept.</u>	
c. Which fire protection and emergency medical services serve the project site? <u>Per Figure 12 in Amherst Comprehensive Plan</u>	
d. What parks serve the project site? <u>Per Figure 4 in Amherst Comprehensive Plan</u>	

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? <hr/>	
b. a. Total acreage of the site of the proposed action?	<hr/> acres
b. Total acreage to be physically disturbed?	<hr/> acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<hr/> acres
c. Is the proposed action an expansion of an existing project or use? <input type="checkbox"/> Yes <input type="checkbox"/> No	
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % <hr/> Units: <hr/>	
d. Is the proposed action a subdivision, or does it include a subdivision? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) <hr/>	
ii. Is a cluster/conservation layout proposed? <input type="checkbox"/> Yes <input type="checkbox"/> No	
iii. Number of lots proposed? <hr/>	
iv. Minimum and maximum proposed lot sizes? Minimum <hr/> Maximum <hr/>	
e. Will proposed action be constructed in multiple phases? <input type="checkbox"/> Yes <input type="checkbox"/> No	
i. If No, anticipated period of construction: <hr/> months	
ii. If Yes:	
<ul style="list-style-type: none"> • Total number of phases anticipated <hr/> • Anticipated commencement date of phase 1 (including demolition) <hr/> month <hr/> year • Anticipated completion date of final phase <hr/> month <hr/> year • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: <hr/> <hr/> <hr/> 	

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Total number of structures _____ ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No
If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes: <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans): _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____	
If Yes: <ul style="list-style-type: none"> i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ 	
• If to surface waters, identify receiving water bodies or wetlands: _____	
• Will stormwater runoff flow to adjacent properties? _____	
iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____	
If Yes, identify: <ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ 	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____	
If Yes: <ul style="list-style-type: none"> i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☐ No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☐ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☐ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☐ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐ Yes ☐ No

l. Hours of operation. Answer all items which apply.

i. During Construction:	ii. During Operations:
• Monday - Friday: _____	• Monday - Friday: _____
• Saturday: _____	• Saturday: _____
• Sunday: _____	• Sunday: _____
• Holidays: _____	• Holidays: _____

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p>
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p>
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p> <p>_____</p>
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____</p>
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p>
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

<p>c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ iii. Describe any development constraints due to the prior solid waste activities: _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <input type="checkbox"/> Yes – Spills Incidents database Provide DEC ID number(s): _____ <input type="checkbox"/> Yes – Environmental Site Remediation database Provide DEC ID number(s): _____ <input type="checkbox"/> Neither database ii. If site has been subject of RCRA corrective activities, describe control measures: _____ iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input type="checkbox"/> No	
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ feet	
b. Are there bedrock outcroppings on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: _____ %	
_____ %	
_____ %	
d. What is the average depth to the water table on the project site? Average: _____ feet	
e. Drainage status of project site soils: <input type="checkbox"/> Well Drained: _____ % of site	
<input type="checkbox"/> Moderately Well Drained: _____ % of site	
<input type="checkbox"/> Poorly Drained: _____ % of site	
f. Approximate proportion of proposed action site with slopes: <input type="checkbox"/> 0-10%: _____ % of site	
<input type="checkbox"/> 10-15%: _____ % of site	
<input type="checkbox"/> 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input type="checkbox"/> Yes <input type="checkbox"/> No	
ii. Do any wetlands or other waterbodies adjoin the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes to either i or ii, continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input type="checkbox"/> Yes <input type="checkbox"/> No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name _____	Classification _____
• Lakes or Ponds: Name _____	Classification _____
• Wetlands: Name _____	Approximate Size _____
• Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input type="checkbox"/> No	
j. Is the project site in the 100 year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
k. Is the project site in the 500 year Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. Name of aquifer: _____	

<p>m. Identify the predominant wildlife species that occupy or use the project site: _____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>_____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]
Project : ZTA-2017-Q2 (Definition of Family)
Date : June 23, 2017

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i> <div style="text-align: right;"> <input checked="checked" type="checkbox"/> NO <input type="checkbox"/> YES </div>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air The proposed action may include a state regulated air emission source. <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochlorofluorocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i> <div style="text-align: right;"> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES </div>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i> <div style="text-align: right;"> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES </div>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on or has been nominated by the NYS Board of Historic Preservation for inclusion on the State or National Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>
If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b, E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c, E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems.

☒ NO☐ YES

(See Part 1. D.2.j)

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy.

☒ NO☐ YES

(See Part 1. D.2.k)

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

☒ NO☐ YES

(See Part 1. D.2.m., n., and o.)

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☒ NO

☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.
(See Part 1. C.1, C.2. and C.3.)

☒ NO☐ YES

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.
(See Part 1. C.2, C.3, D.2, E.3)

☒ NO☐ YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

PRINT FULL FORM

DIANE M. TERRANOVA, TOWN CLERK
TOWN OF LANCASTER
21 CENTRAL AVE.
LANCASTER, N.Y. 14086
AREA CODE 1-716 683-9028

COPY

June 29, 2017

Matthew Fischione
Code Enforcement Officer
21 Central Avenue
Lancaster, New York 14086

Re: SPECIAL USE PERMIT -
510 Town Line Road
Jennifer Cuttitta

Dear Matt:

Enclosed is a copy of a letter from Jennifer Cuttitta requesting a renewal of her Special Use Permit which expires on July 19, 2017 to operate a home occupation.

Please inform the Town Board and my office as to the applicant's compliance to all conditions stipulated in her permit so that a resolution to renew this Special Use Permit may be prepared for the next Town Board Meeting.

Sincerely yours,

OFFICE OF THE TOWN CLERK



Diane M. Terranova
Town Clerk

DMT/dm

Encl.

cc: Kevin Loftus, Town Attorney
Town Board

File: Zoning Special Use.wpd

COPY

COPY

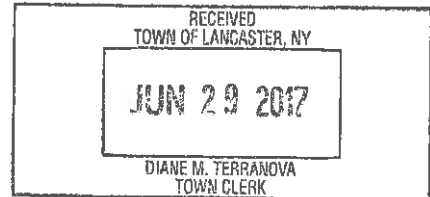
COPY

COPY



June 27, 2017

Town Board
Town of Lancaster
21 Central Avenue
Lancaster, New York 14086



Re: 510 Town Line Road Special Use Permit

Dear Town Board Members:

I am requesting a continuance of my Special Use Permit in order to continue to operate my hair salon on my property at 510 Town Line Rd. The existing permit will expire on July 19, 2017 and there is no additional Special Use Permit Fee.

I have been following all the prescribed conditions of the Code of Lancaster "Home Occupation" Chapter 50-17F, namely:

- a) There shall be no outdoor sign advertising this business
- b) The Special Use Permit terminates when I no longer reside on the premises
- c) Permit must be renewed every two years at no additional cost to applicant
- d) I authorize representatives from the Building Inspector's office to enter the premises upon reasonable notice to inspect the premises to verify compliance.

This business remains a sole proprietorship; with no employees other than myself.
I sincerely hope you will decide in favor of my request for continuance of my "Special Use Permit".

Respectfully Submitted,


Jennifer Cuttitta

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THE LANCASTER POLICE DEPARTMENT



525 Pavement Road
Lancaster, NY 14086

Tel: (716) 683-2800
Fax: (716) 681-2352

CHIEF OF POLICE
GERALD J. GILL, JR.

MEMORANDUM

DATE: June 29, 2017

TO: Diane Terranova, Town Clerk

FROM: Chief Gerald J. Gill, Jr.

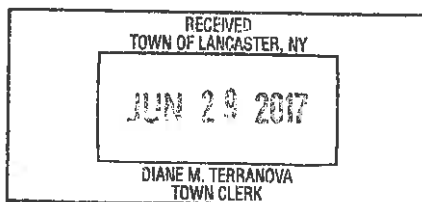
SUBJECT: Articles/Communications

A handwritten signature in black ink, appearing to read "Gerald J. Gill, Jr.", is written over the "FROM:" line.

Please place the attached documents on communications.

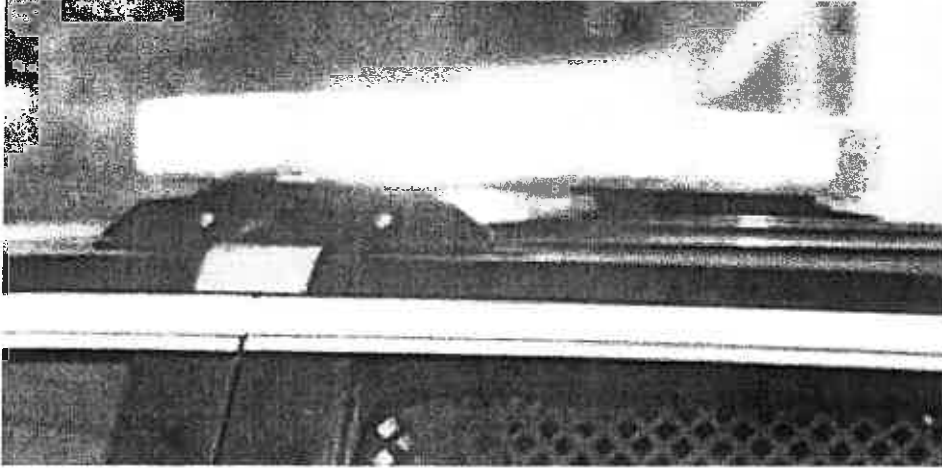
If there are any questions, please feel free to contact me.

Enclosures



*****HIT AND RUN ARREST*****

Using forensic and video evidence, along with good police work, members of the Lancaster Police Department Accident Investigation Unit, assisted by members of our Detective Bureau, were able to arrest the truck driver in the fatal hit and run accident that occurred last week.



Lancaster police arrest Quebec trucker in fatal hit-and-run - The Buffalo News

Lancaster police Monday made an arrest in a fatal hit-and-run accident from Wednesday. Sebastien Y. Lavertu, 32, of Danville, Quebec, has been charged...

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See more from [The Buffalo News](#).

[Like](#)

[Boost Post](#)

19,673 people reached

328Jim Vriesen, Thomas Sikora and 326 others

[67 shares](#)

[Comments](#)



[David Gurbacki](#) Great news!

[Like](#)



[Jason Utech](#) Good work boy's!!!

[Like](#)



[Scott Bitterman](#) Excellent work!

[Like](#)



[Jay Cwiklinski](#) Thank you to everyone who worked so hard to make an arrest!

[Like](#)



[Ron Borowiak Jr.](#) Fantastic work LPD

[Like](#)



Brandon Hawrysiak Canadian, Eh?

[Like](#)



Lisa Gillett Great work!

[Like](#)



Lulu Lala Lorelei Thank you Lancaster Police Department !!

[Like](#)



Rachel Hayes So tragic such a young life was lost, very glad you caught this person. Thank you for the great work. I hope the family can find some comfort and peace somehow in this ♥.

[Like](#)

2 Replies · 4 hrs



Karen Blenski Awesome

[Like](#)



Barbara Cioppa Bove Great job

[Like](#)



Jennifer Walters Wow good job guys 🙌

[Like](#)



Wendy Bver Thank you LPD for a job well done !!

[Like](#)



Marsha Bates Schmidt Way to go LPD. You are the best

[Like](#)



Amy Buchanan Mutton Wow awesome job!!!! And fast to!!

[Like](#)



Jeffrey Murphy Sadly the driver will be more than likely sent back to Canada



Tim Offhaus Awesome work

[Like](#)



Tracy Napier Kreher Great job!!!

Like



Marty Connors

Like



Linda Mrozek Ryan was my neighbor so terrible so glad for justice thank you officers

Like



Diane Domogala Great police work

Like



Angelo DeMaiores Elizabeth Zak



Dottie Reed Mazurek Great job guys!

Like



Gloria Arnone Cordaro Good job. Stay Safe!

Like



Jessica Wiech Chris Bunch!!!



John Barbi Great job men and women of The Lancaster Police Department!

Like



Kathy Bushee excellent work LPD

Like



Alan Marshall Great police work! Thanks for your diligence.

Like



Lisa Reimer Deglopper Great work! 🍷

Like



Ellen J. Brown Well done!!

Like



Tammie Stumm-Krupa Job well done!!

Like



Georg Ando Great work

Like

THE LANCASTER POLICE DEPARTMENT



525 Pavement Road
Lancaster, NY 14086

Tel: (716) 683-2800
Fax: (716) 681-2352

CHIEF OF POLICE
GERALD J. GILL, JR.

MEMORANDUM

TO: All Department Members
FROM: Chief Gerald J. Gill, Jr.
DATE: June 23, 2017
SUBJECT: NYS DCJS Accreditation

A handwritten signature in cursive script, appearing to read "Gerald J. Gill, Jr.", is positioned to the right of the subject line.

It is our understanding that the recent on site evaluation of our accreditation efforts will lead to a favorable recommendation. The results of the evaluation will be submitted to the Law Enforcement Accreditation Council for final approval and certification sometime in early autumn. Both were quick to acknowledge the professionalism of our personnel as they conducted the assessment.

Thank you.

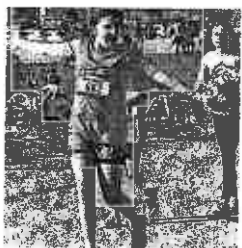


LPD

Thank you for
supporting the William
Street School
Triathlon!!!

Over 400 Lancaster students in grades
3-6 participated in the Triathlon. The
event was a huge success and we could
not have done it without you!!!

Thank You,
The 2017 Triathlon Committee



461



Town of Lancaster

BUILDING DEPARTMENT
21 CENTRAL AVENUE
LANCASTER, NEW YORK 14086
716-684-4171
FAX 685-5317

TOWN BOARD
Supervisor
Johanna M. Coleman

Councilmembers
John M. Abraham, Jr.
Dawn Gaczewski
Ronald Ruffino, Sr.
Matthew Walter

6/29/17

The Honorable Town Board
Town of Lancaster
21 Central Ave.
Lancaster, NY 14086

Re: Special Use Permit
Taco Cocina, LLC d/b/a Deep South Taco
6727 Transit Rd.

The above mentioned Special Use Permit Application has been review per Chapter 50-46 of the Code of the Town of Lancaster to operate a restaurant as permitted in a GB Zoning district.

The Use Permit request is for outdoor dining and display of sporting events through a large screen monitor. Chapter 50-19C (7) specifically states all uses are to be enclosed within a building.

The Building Dept. recommends approval with the stipulation as follows;

- The hours of event displays and amplified sound be limited to 11:00 pm.
- The occupant submits a copy of a business & liquor license to the Town Clerk.
- Renewal of this permit at 2 year intervals with no cost to the applicant.

Sincerely,

Matt Fischione, Code Enforcement Officer
Town of Lancaster Building Department
21 Central Avenue
Lancaster, NY 14086

MF

Cc: Kevin Loftus, Town Attorney

